



35 Ashby Road  
Markfield, LE67 9UB

£550,000



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# 35 Ashby Road

## Markfield, LE67 9UB

A quite unique and tremendous property providing spacious and flexible living space adding up to 5 bedrooms, 4 reception rooms and 3 bathrooms in the form of a 3 bed detached house with a large double garage and a 2 bed bungalow annex all sharing a private rear garden with open fields to rear. The property is situated in non-estate location close to local amenities such as shops, schools, health centre, bus routes, easy access to M1 junction 22 & open countryside. The property is well presented and tastefully decorated benefitting from full gas central heating (2 separate boilers), double glazing, well maintained throughout. The house comprises a hall, lounge-diner, kitchen, utility room, downstairs shower room, 3 bedrooms and a family bathroom. The annex has a hall, study/dining room, lounge, conservatory, kitchen, 2 bedrooms and a bathroom. early viewing is considered essential to appreciate this fantastic house to suit multi-generation families, those with frequent house guests or work from home businesses with a demand for a lot of space. Freehold. Council Tax band F

### Entrance Hall

UPVC double glazed entrance door & side panels, radiator, tiled floor.

### Lounge-Diner

292" x 174" (8.90m x 5.30m)

An impressive split level lounge-diner. A hardwood 15 pane obscure glazed inner door leading from the hall to the lounge-diner. UPVC double glazed bay window to front with a slate sill, additional double glazed window to rear, three radiators, fireplace with coal effect gas fire. Coving to ceiling, a neutral oatmeal fitted carpet.

### Breakfast-Kitchen

145" x 98" (4.40m x 2.96m)

A well equipped Breakfast-Kitchen. UPVC double glazed window to side, tiled flooring, fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, composite sink unit with mixer taps, Bosch built-in fan assisted electric oven, gas hob with extractor hood, coving to ceiling, radiator. Storage cupboard.

### Utility Room

10'4" x 10'0" (3.15m x 3.05m)

Three UPVC double glazed windows and a UPVC double glazed door opening out to the courtyard between the house and annex. Tiled flooring, radiator, provision washing machine and tumble dryer.

### Shower Room

Situated off the Utility Room. UPVC double glazed opaque window, tiled flooring and fully tiled walls, radiator, modern suite of shower cubicle with mains shower, wash hand basin, wc.

### First Floor: Landing

UPVC double glazed window at stair turn facing front aspect, fitted carpet.

### Bedroom One

13'11" x 9'9" (4.26m x 2.98m)

A generous size double bedroom with fitted wardrobes. UPVC double glazed window to rear, fitted carpet, radiator, wall to wall built-in wardrobes.

### Bedroom Two

10'5" x 8'4" (3.20m x 2.56m)

Another good sized double bedroom with fitted wardrobes. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes incorporating combination boiler, access to loft.

### Bedroom Three

11'5" x 11'0" (3.50m x 3.37m)

A third good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

### Bathroom

6'6" x 6'5" (2.00m x 1.97m)

UPVC double glazed opaque window, radiator, tiled flooring, fully tiled walls, a modern white suite comprising of panelled bath, vanity wash hand basin, wc.

### Annex:

A self contained detached annex which is accessed from the rear courtyard or through the garage. The annex is suitable for elderly or dependant relatives or house guests. The accommodation comprises of two bedrooms, lounge, conservatory, dining room/study, kitchen & bathroom.

### Side Porch

Woodgrain UPVC double glazed entrance door, fitted carpet.

### Study/Dining Room

122" x 83" (3.72m x 2.53m)

UPVC double glazed window to side, newly fitted carpet, coving to ceiling, radiator.

### Lounge

176" x 11'10" (5.35m x 3.61m)

A generously sized living room with conservatory off. Rear facing double glazed sliding patio doors to conservatory, radiator, gas fire, newly fitted carpet.

### Conservatory

144" x 8'3" (4.39m x 2.53m)

South-West facing Woodgrain UPVC double glazed conservatory, polycarbonate roof, tiled flooring, sliding door to rear gardens.

### Breakfast-Kitchen

158" x 11'3" (4.80m x 3.45m)

UPVC double glazed window to side, tiled flooring. Fitted with a range of base, drawer & eye level units, electric double oven/grill, gas hob with extractor hood, sink unit with mixer taps, provision for washing machine. There is a wealth of work surfaces including the breakfast bar with radiator under.

### Bedroom One

11'10" x 11'10" (3.61m x 3.61m)

UPVC double glazed window to rear, built-in wardrobes, dressing table, radiator, coving to ceiling, fitted carpet.

### Bedroom Two

115" x 11'4" (3.50m x 3.47m)

Hardwood double glazed window to side, radiator, fitted carpet.

### Bathroom

96" x 5'11" (2.90m x 1.82m)

Enjoying natural light from the ceiling light dome, panelled bath, separate shower cubicle, pedestal wash hand basin, wc, half tiled walls, radiator. Just outside the bathroom is an airing cupboard with hot water cylinder.

### Outside

The front of the property has gravelled driveway providing off road parking for a number of cars, hedged & fenced boundaries, lawn & shrubs.

The large double garage fills the width of the plot and also provides access to the rear courtyard & in turn the annex.

In between the house and the annex is a block paved courtyard with external tap.

The rear garden is approx 60' long and has block paved patio, lawn, borders with shrubs, fully fenced boundaries and open aspect over fields to rear.

### Large Double Garage

237" x 18'0" (7.21m x 5.50m)

A large double garage with high ceilings and a double width up-and-over door & single personal doors to front and rear also includes an internal workshop which houses boiler serving central heating and hot water for the annex.

### Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

It has a Council Tax Band of F which means a charge of £3460.28 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

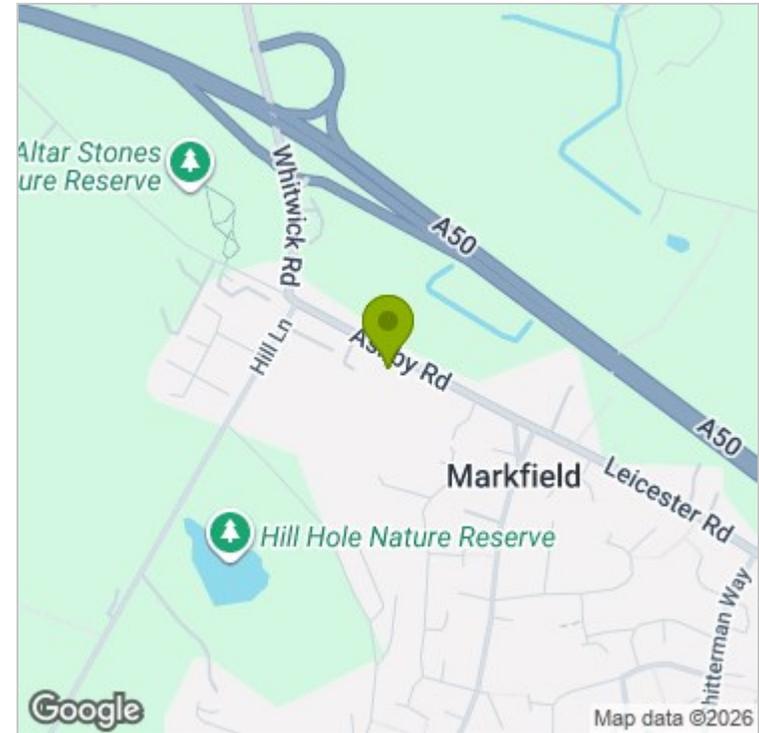


## Viewing

Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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