

William.



21 Markfield Lane
Newtown Linford, Leicester, LE6 0AB

Guide price £400,000



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William. is proud to offer the exceptional opportunity to purchase a fantastic property in one of Leicestershire's most sought-after villages. This well presented, extended three double bedroom semi-detached home presents the rare combination of generous accommodation and uninterrupted countryside views - Bradgate Park and Charnwoods open countryside are quite literally on the doorstep.

Offered to market with * NO UPWARD CHAIN * and with scope for further extension (STP), this truly is a property that must be viewed to appreciate the setting, accommodation and potential it offers.

Set on Markfield Lane in the picturesque village of Newtown Linford, this wonderful home boasts open countryside views to the front and rear elevations, with bight and spacious accommodation in brief comprising: Entrance hall, dining kitchen, utility room, WC and a large extended living room to the ground floor. Stairs rise to the first floor and the three well-proportioned double bedrooms and a modernised shower room.

Externally the property boasts a private driveway and a beautiful enclosed, south facing private rear garden, which has stunning views over open countryside beyond. A secure, covered passageway runs the length of the property.

The bustling village centre is within easy walking distance offering a selection of pubs, cafés, deli, primary school and access to one of the most celebrated country parks in the region. The neighbouring villages of Markfield and Groby offer further amenities including post office, doctors and dentist.

The property is within close proximity to a selection of local schooling options including The Loughborough Schools Foundation / Ratcliffe College and offers quick access to a number of key road links to Loughborough, Leicester & Nottingham via the A6, A46, A50 and M1 Motorway, as well as direct rail links to London St Pancras from Leicester Railway Station.

Viewings are a must and are strictly By Appointment Only - Booked directly via William

Accommodation





GROUND FLOOR

Entrance Hall
15'5" x 6'0" max (4.7 x 1.85 max)

Kitchen
13'5" x 11'5" max (4.1 x 3.5 max)

Utility Room
8'6" x 8'2" max (2.6 x 2.5 max)

WC
4'11" x 2'9" (1.5 x 0.85)

Living Room
11'7" x 10'11" (3.55 x 3.35)

Rear Reception Room
17'2" x 7'10" (5.25 x 2.4)

FIRST FLOOR

Landing
10'7" x 6'4" (3.25 x 1.95)

Bedroom 1
11'5" x 10'11" (3.5 x 3.35)

Bedroom 2
11'9" x 10'11" (3.6 x 3.35)

Bedroom 3
12'9" x 7'10" max (3.9 x 2.4 max)

Shower Room
8'6" x 6'4" (2.6 x 1.95)

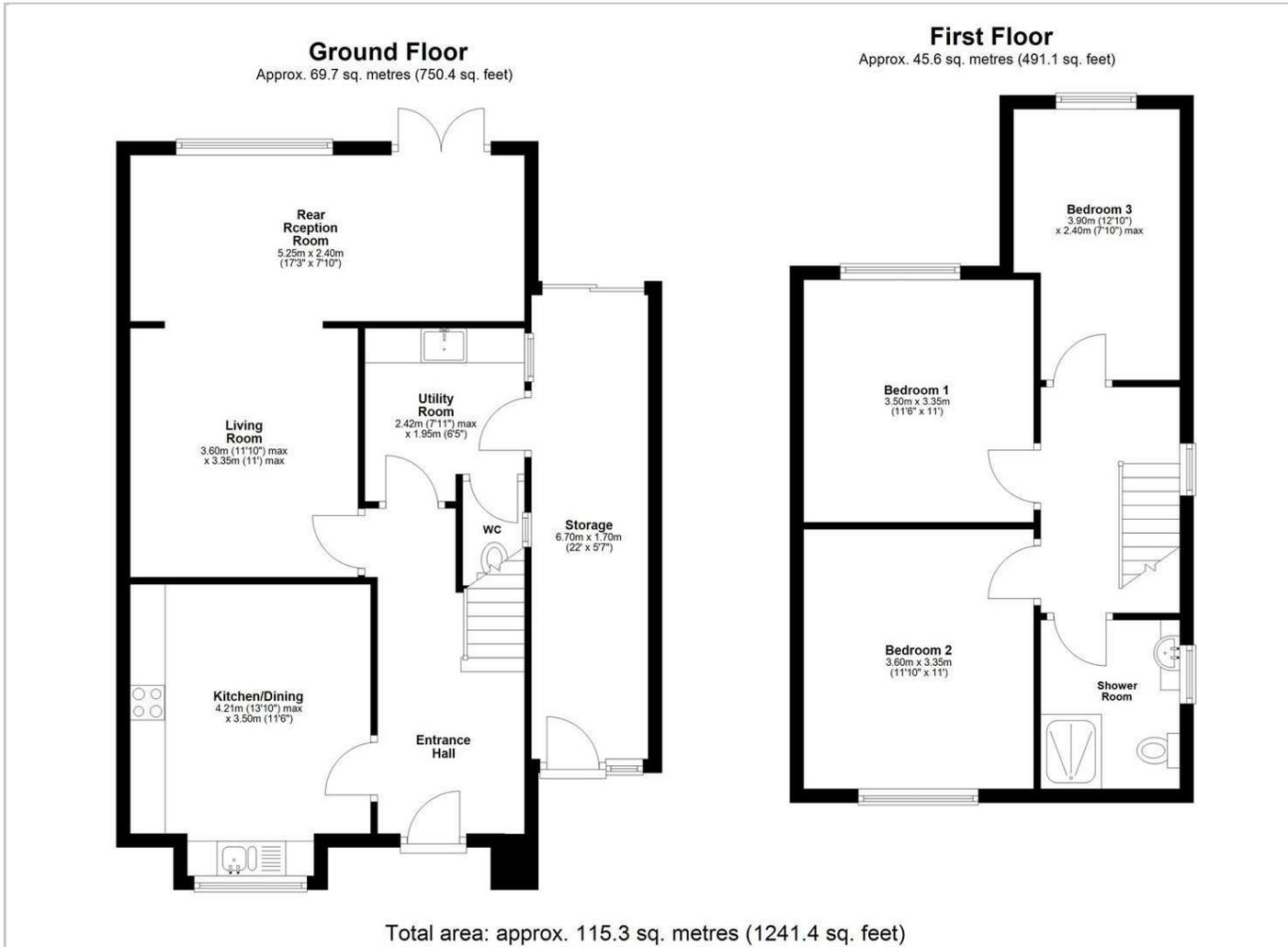
OUTSIDE

Driveway / Parking

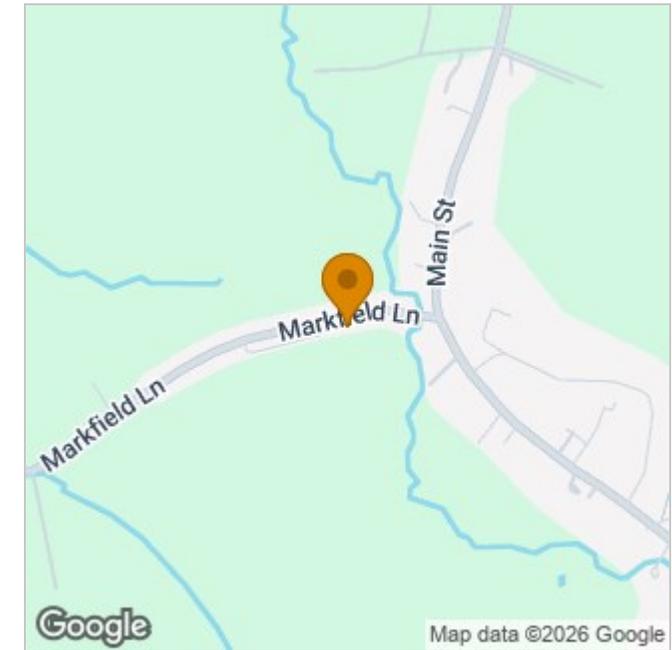
Private Rear Garden



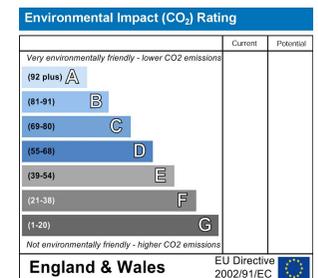
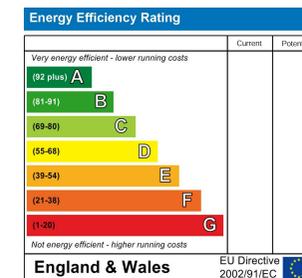
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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4 Rupert Law Close, Quorn, Loughborough, LE12 8PE
Tel: 01509 426 106 Email: hello@william-property.com <https://www.william-property.com>