

Ashby Road
Markfield, LE67 9UB

John German





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£695,000

This fine extended Edwardian home enjoys a non estate position on a double width plot of about 0.25 acres with lovely views over fields. The stylish living space is beautifully presented and the mature private garden enjoys a sunny southerly aspect.

Perfectly positioned on the very periphery of Markfield, this greatly extended home represents a perfect family property. It offers in brief three great reception rooms, a stunning breakfast kitchen, large utility and the benefit of a further workshop room which could easily convert into an additional reception space. The four bedrooms are all very large doubles with the principal being particularly spacious and having a walk-in wardrobe/dressing room and a luxury en suite. The family bathroom is a gorgeous room with contemporary freestanding bath and a large walk-in shower.

The property itself sits on a double width plot and offers potential, subject to planning permission, for an additional dwelling/annex.

Accommodation - A practical entrance porch leads to a lovely welcoming wide reception hallway with stairs leading off. On your right is a great sized family room/study whilst to your left is the living room. This dual aspect room is flooded with natural light and has a period style fireplace at its focal point and rear facing bay French windows with views across the gardens and double doors leading to outside.

There is a separate dining room, perfect for formal entertaining and this too has French doors meeting on the patio area.

Lying adjacent is a beautiful luxury warm oak kitchen with contrasting black marble counter tops incorporating an under counter sink, Neff five burner gas hob with matching extractor hood above and an Neff eye level oven. Further integral appliances comprise fridge and dishwasher. A practical tiled floor runs throughout and there is ample room for a family breakfast table where a third set of French doors lead out onto the patio area and gardens.

This combination of rooms accessing the patio makes for a fabulous party house for summer barbeques and entertaining.

Leading off the kitchen is a generous sized utility room with guest's cloakroom.

Last but not least on the ground floor is the workshop, this room is just right for conversion to further enlarge and enhance what is already a stunning home!

Upstairs leading off the galleried landing are four excellent double sized bedrooms, bedrooms two and three have a superb countryside aspect whilst bedroom two also benefits from French doors opening out and overlooking the rear gardens below.

The principal bedroom lies to the rear and has dual aspect windows looking out across the gardens. It has a walk-in wardrobe/dressing room and a luxurious en suite shower room with attractive natural stone tiling.

The family bathroom is an impressive sized room and incorporates a contemporary freestanding bath with tall chrome feature pillar taps, an oversized walk in shower has a rainfall head together with a WC, wash hand basin, ladder style radiator and attractive tiling to both walls and floor.

Outside the property has a gravelled driveway providing plentiful parking and access to a wider than average double garage which provides extensive parking. A lychgate style side gate opens to reveal beautiful gardens that have a large patio area and winding pathways leading you to the lawned gardens that enjoy great privacy and a sunny southerly aspect. They are one of the main highlights of this lovely family home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

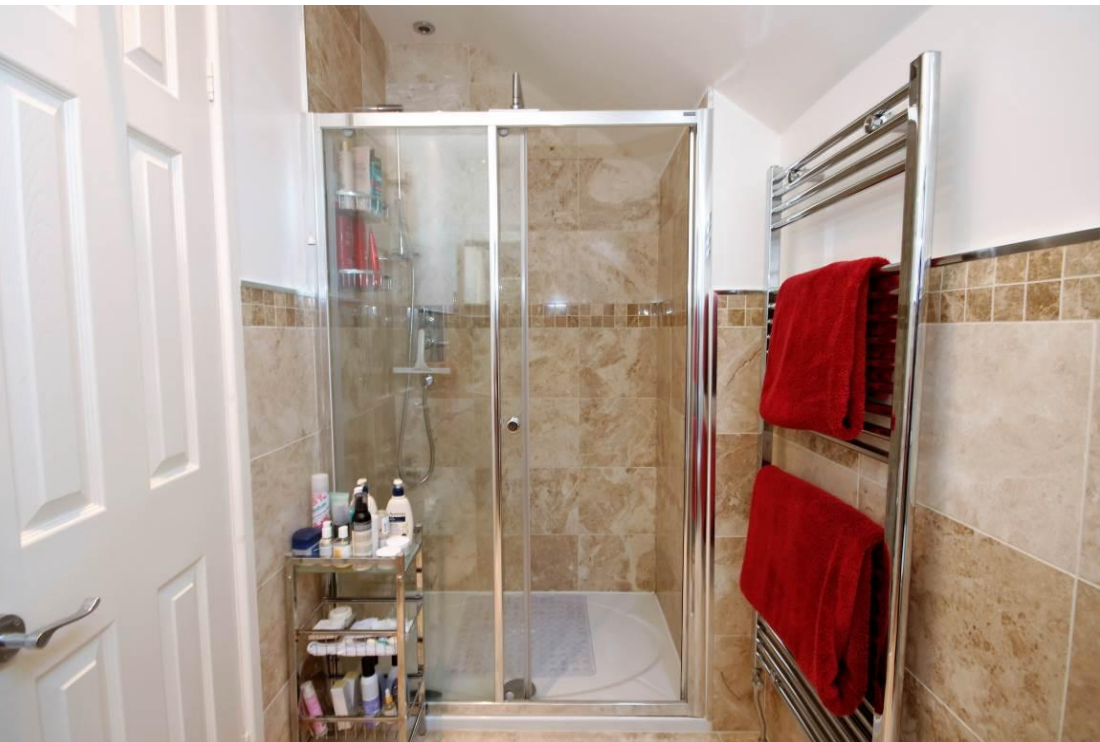
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/25032022

Local Authority/Tax Band: Hinckley and Bosworth Borough Council / Tax Band F

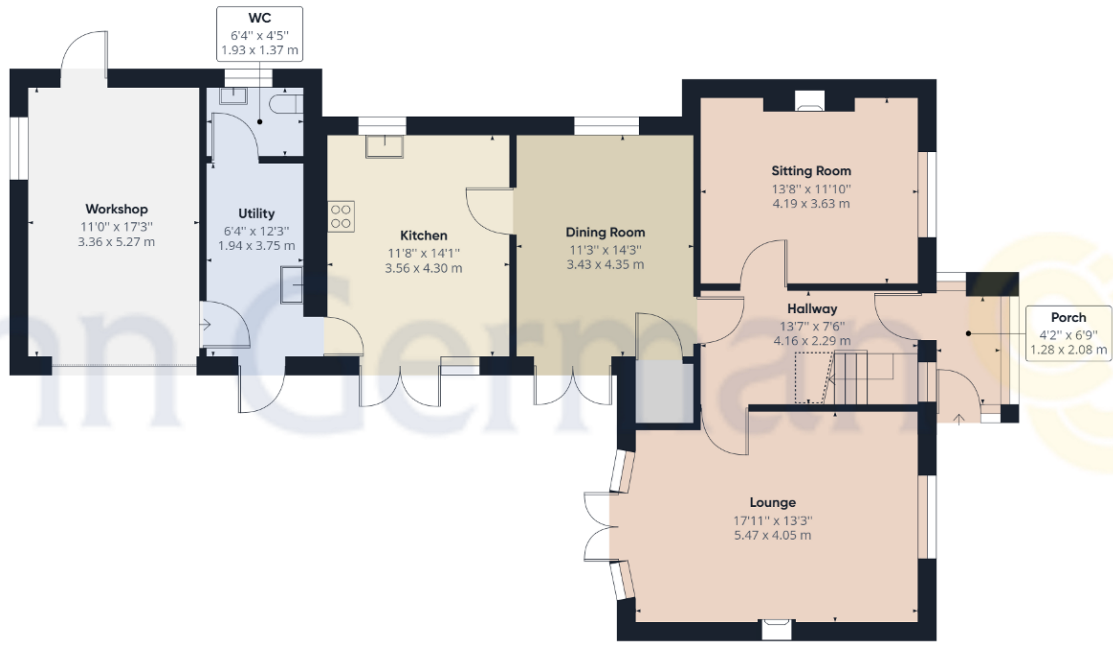








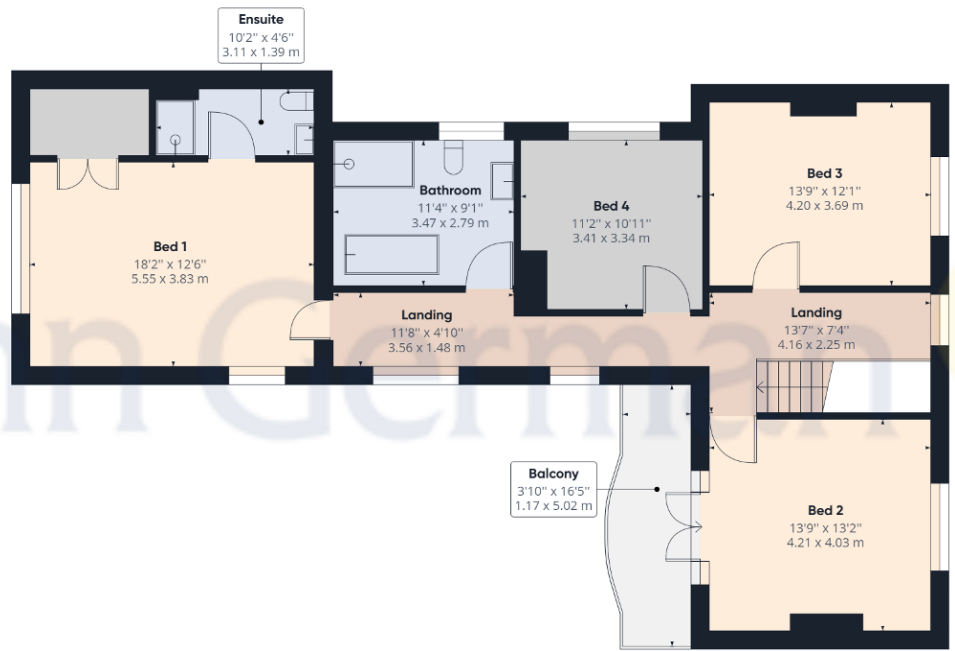




Ground Floor Building 1

Approximate total area⁽¹⁾
2279.59 ft²
211.78 m²

Reduced headroom
13.87 ft²
1.29 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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