



67 Bradgate Road

Markfield | Leicestershire | LE67 9SN



YOUR PROPERTY EXPERTS



67 Bradgate Road

Occupying a delightful position facing onto a public green, this modern property offers deceptive accommodation which has been extended to provide large dining kitchen, entrance hallway with ground floor shower room, lounge and a first floor landing giving access to three double bedrooms and a family bathroom. The property benefits from a detached single garage, enclosed rear garden and is within walking distance to numerous local amenities including shops, schools and supermarket. This property would ideally suit those looking to downsize, young families or professional couples. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation

The property is entered via a uPVC double glazed door to the entrance hallway.

Entrance Hallway 17'4" x 6'1" (5.28m x 1.85m)

Decorative spindle and banister staircase rising to the first floor landing, wood flooring, understairs storage cupboard and uPVC double glazed door giving access to the rear garden.

Spacious Lounge 17'5" x 11'8" (5.3m x 3.56m)

With windows to the front and rear elevations, gas real flame effect fire set within a wooden surround and mantel, TV aerial point and wooden flooring.

Breakfast Kitchen 23'11" x 8'11" (7.3m x 2.72m)

Fitted with a range of timber fronted wall and base units. Integrated electric double oven and hob with extractor fan over. One and a half bowl sink and drainer with mixer tap over set within work surfacing. Wall mounted Ideal Classic gas central heating boiler, space and plumbing for washing machine, space for addition undercounter appliances, window to the front elevation overlook the green, sliding patio doors to the rear giving access to the garden and tiled flooring.

Property at a glance

- Ideal Family Home
- Overlooking Delightful Green Area
- Energy Rating D
- Spacious Lounge
- Extended Dining Kitchen
- Three Double Bedrooms
- Bathroom & Downstairs Shower Room
- Enclosed Rear Garden
- Single Garage
- Gas Central Heating
- Double Glazing
- Viewing Essential to Appreciate

Asking Price: £209,950





Ground Floor Shower Room **5'7" x 5'1" (1.7m x 1.55m)**

Fitted with a three piece suite comprising a low level WC, wash hand basin set within vanity unit with storage under and shower cubicle with electric shower. Window to the side elevation, tiled flooring, tiled walls, shower point and heated towel rail/radiator.

Landing

Approached via a staircase from the entrance hallway is the first floor landing with window to the front elevation and access to roof space.

Bedroom One **13'4" (4.06m) to robes x 8'7" (2.62m)**

With window to the rear elevation and an ample range of built-in bedroom furniture including wardrobes, top boxes, bedside tables and dressing table.

Bedroom Two **12' x 9'2" (3.66m x 2.8m)**

With window to the rear elevation, wardrobes and storage cupboard housing the hot water cylinder.

Bedroom Three **10'7" (3.23m) to robes x 8'7" (2.62m)**

With window to the front elevation.

Bathroom **6'8" x 6'1" (2.03m x 1.85m)**

Fitted with a white three piece suite comprising a 'P' shaped panelled bath with Aqualisa shower over and curved screen and low level WC and wash hand basin set within a vanity unit with storage under and work top over. Heated towel rail/radiator, tiling to walls and floor and window to the front elevation.

Outside - Front

The property has a low maintenance pebbled front garden with side access gate to the rear garden.

Rear Garden

The rear garden is paved for easy maintenance, with patio areas, gravelled areas, planted borders, feature pond and access to the single garage which can be accessed from Rocliffe Close to the rear.

Location:

Markfield is ideally located on the edge of Charnwood Forest. Particularly convenient for Leicester, the village is situated close to junction 22 of the M1 which provides fast access to the north and south. The village has a range of local shopping and other facilities with local attractions such as Bradgate Park available at near-by Newtown Linford

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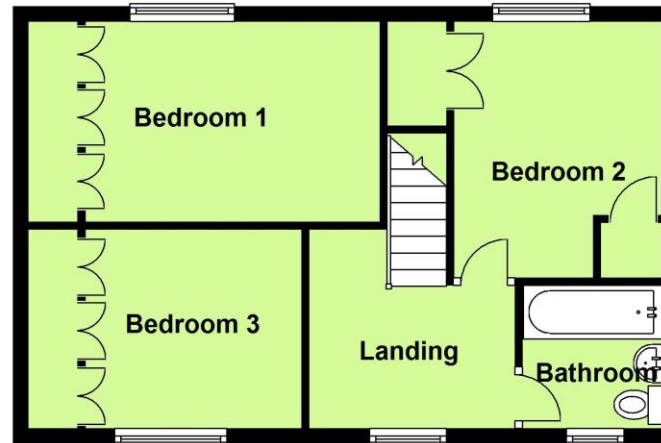
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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