



NICK HUMPHREYS

SALES • LETTINGS • STUDENT

SINCE 1986

Janes Way, Markfield, LE67 9SW

£365,000

Entrance Hall

Oak floor UPVC door to the front.

Dining Room/Study

UPVC window to the front and side, radiator.

Cloakroom

Low level WC, wash hand basin, glow worm central heating boiler.

Kitchen/Dining

An extensive modern range of fitted cupboards and worktops, UPVC French doors to the rear and sliding patio doors, single drainer sink unit, wooden floor, Bosch double oven, UPVC window to the rear, two radiators, breakfast bar, extractor hood, two Velux styled windows to the rear, induction hob, large walk in pantry.

Lounge

UPVC bay window to the front, two radiators and feature fireplace.

First Floor

Landing, built in airing cupboard and radiator.

Principle Bedroom

UPVC window to the front, fitted wardrobes and radiator.

En Suite Shower Room

Low level WC, vanity wash hand basin, shower cubicle UPVC window to the side and towel radiator.

Bedroom Two

UPVC double glazed window to the rear and radiator.

Bedroom Three

UPVC window to the rear and radiator fitted wardrobes.

Bedroom Four

UPVC window to the front, radiator and fitted wardrobes.

Family Bathroom

Three piece suite comprising low level WC, panelled bath with fitted shower over, wash hand basin, towel radiator and UPVC window to the rear.

Outside

Front Garden; block paved driveway and gravel parking area in total for up to 3/4 vehicles. Rear garden; lawn flowering and shrub borders, patio, felt and timber garden shed, outside tap.

Tenure

Freehold

Council Tax Band

Hinckley And Bosworth Council

Council Tax Band : D

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.
All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.
We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

These particulars, whilst believed to be accurate are set out as

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Hours Of B Our office is

Saturday 10

