



FREEHOLD

House - Semi-Detached

# UPLAND CLOSE, MARKFIELD, LEICESTER, LE67 9LA

PRICE:  
**£280,000**

### FEATURES

- Semi Detached Home
- Rear Extention
- Three Generous Sized Bedrooms
- Double Glazed
- Markfield
- Ample Driveway Space
- Kitchen/Diner
- Viewings By Appointment Only
- Gas Central Heating
- Ideal Family Home



 3
  1
  1
  C



# 3 Bedroom House - Semi-Detached located in Leicester

## ENTRANCE HALL

10'5" x 3'10"

Laminate flooring, accessed via a UPVC door with a double-glazed window facing the front aspect. Allows access to all ground floor rooms, with a radiator and stairs leading to the first floor.

## LOUNGE

15'8" x 11'5"

Carpeted flooring, a radiator, a double-glazed window facing the front aspect, a fireplace, and another radiator with a double-glazed window facing the rear aspect.

## W/C

LVT flooring, radiator, wash hand basin with vanity unit, toilet, and a double-glazed window facing the front aspect. Houses a gas-powered combination boiler.

## KITCHEN

13'0" x 11'5"

LVT flooring, a radiator, space for a fridge, and a storage pantry located under the stairs, accessible from the kitchen and dining room. Features a breakfast bar area, integrated oven and grill, plumbing for a washing machine, and a sink with mixer function. Partially tiled walls, a double-glazed window facing the side aspect, an integrated five-ring gas burner with extractor over, and open-plan access into the extended dining area. Accent lighting throughout.

## DINING ROOM - REAR EXTENTION

18'11" x 9'0"

LVT flooring, radiator, double-glazed windows facing surrounding aspects, and spotlighting. UPVC doors provide access to the garden.

## FIRST FLOOR

## LANDING

### BEDROOM ONE

13'0" x 9'5"

Carpeted flooring, a radiator, a storage cupboard over the stairs, and a double-glazed window facing the front aspect. Hatch allowing loft access.

### BEDROOM TWO

12'5" x 9'6"

LVT flooring, a radiator, a storage cupboard over the stairs, an inbuilt storage cupboard, and a double-glazed window facing the front aspect.

### BEDROOM THREE

8'2" x 7'2"

LVT flooring, a radiator, and a double-glazed window face the rear aspect.

## BATHROOM

Tiled flooring, radiator, double-glazed window facing the rear aspect, wash hand basin with vanity unit, toilet, polyvinyl bathtub, and a standing shower cubicle with mixer function.

## OUTSIDE

A recently landscaped garden, enclosed with new fencing along all aspects of the border. Includes access to a shed, partitioned into two sections and equipped with electrics and lighting.

## FREEHOLD

## COUNCIL TAX BAND - C

## ADDITIONAL INFORMAITON

Tenure: Freehold  
EPC rating: C  
Council Tax Band: C (Hinkley and Bosworth)  
Council Tax Rate: £1,961.30  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Superfast Broadband





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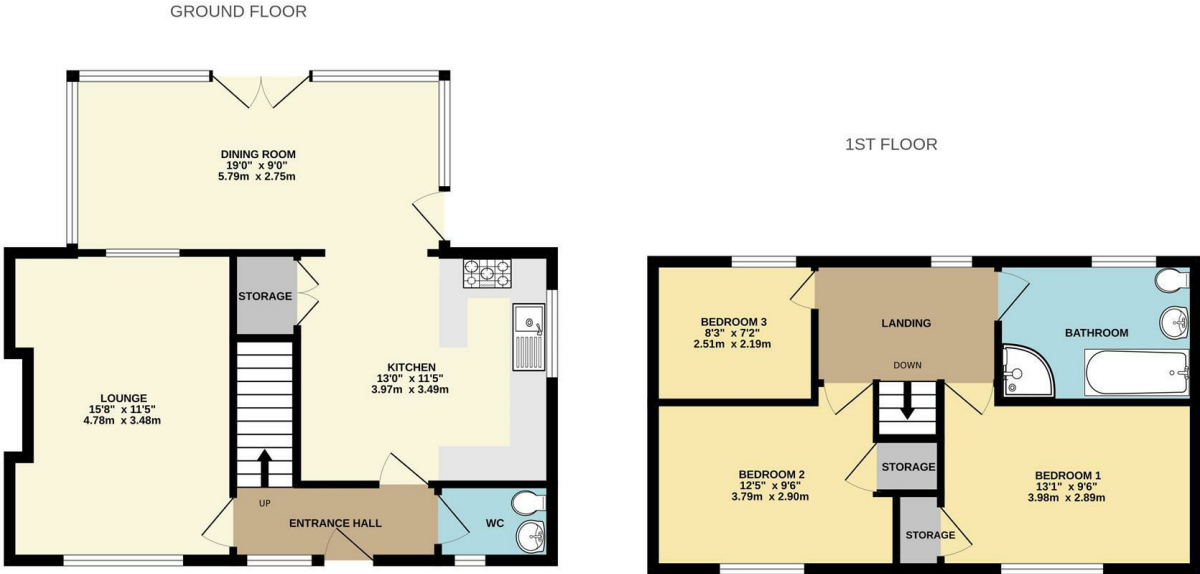
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C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		72	
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

