



MAYNARD  
ESTATES

190 Little Shaw Lane  
Markfield, LE67 9PP

£210,000



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01530 682886  
**FOR SALE**

MAYNARD  
ESTATES

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## Brief Description

Occupying a **GENEROUS PLOT** on the outskirts of the popular village of Markfield, this detached two bedroom bungalow presents an outstanding opportunity for developers, investors or buyers seeking a full renovation project. Offered to the market with **NO UPWARD CHAIN**, the property requires complete modernisation throughout but offers exceptional scope to improve, extend or potentially redevelop, subject to the necessary planning permissions.

Set back from the road with off road parking and a front garden, the property enjoys a **SUBSTANTIAL REAR PLOT** with excellent potential for landscaping, extension or further enhancement. A number of outbuildings and workshops are also located within the garden, providing additional storage or redevelopment opportunities.

The accommodation currently comprises an entrance lobby, **SPACIOUS OPEN PLAN LIVING/DINING ROOM**, inner hallway, two double bedrooms, a four piece family bathroom and a kitchen/dining room. The property benefits from mains gas supply and gas central heating.

The bungalow provides an excellent footprint and a **RARE OPPORTUNITY TO CREATE A BESPOKE HOME** in a sought after location. Whether refurbished as a bungalow, extended to provide additional living space or potentially redeveloped into an alternative dwelling (subject to the relevant planning consents), the possibilities are extensive.

Conveniently situated with **EXCELLENT COMMUTER ACCESS** to the A50, M1 motorway and surrounding commuter routes, the property combines a peaceful edge of village setting with excellent connectivity to Leicester, Loughborough and beyond. Markfield offers a range of local amenities, schools and countryside walks, making it a popular location for a variety of buyers.

Viewing is highly recommended to fully appreciate the size of the plot and the exceptional potential this unique property has to offer.





## ON THE FIRST FLOOR

Entrance Lobby

Living Room/ Diner

25'5" x 6'6" (7.77 x 2)

Kitchen/ Diner

10'3" x 13'0" (3.14 x 3.97)

Bedroom One

11'8" x 10'9" (3.58 x 3.29)

Bedroom Two

10'3" x 9'0" (3.14 x 2.76)

Bathroom

## ON THE OUTSIDE

Front Garden

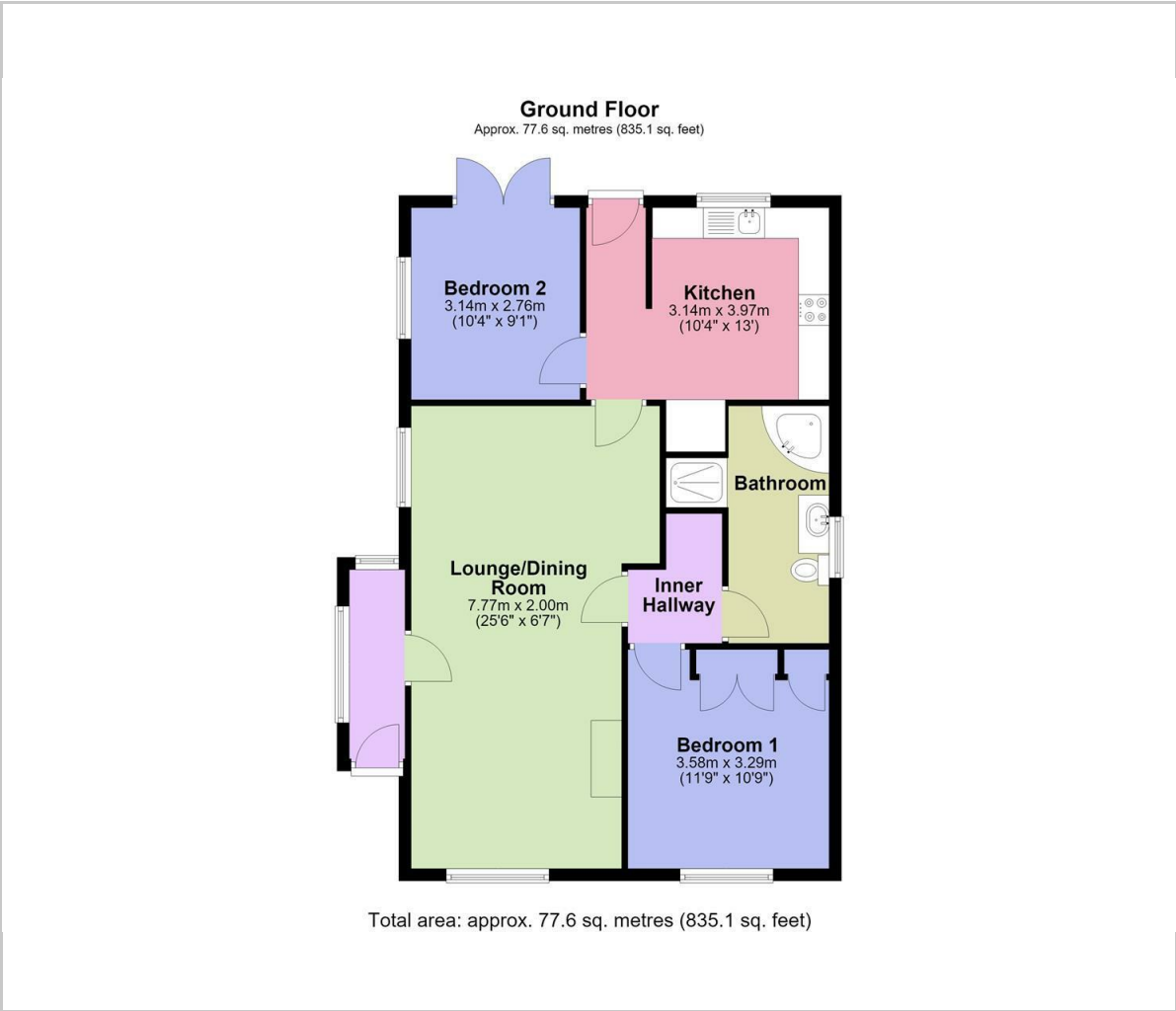
Rear Garden

Driveway

Outbuildings



Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

