

Holden's

A Modern Estate Agent



34 Rectory Road, Markfield, LE67 9WN

Offers over £249,000

Offered to the market is this two bedroomed semi-detached bungalow that occupies an enviable generous corner plot in a superb residential location. The property offers scope for extension subject to planning consents and has been refurbished throughout - all that is left to do is move in!

Summary

Holders are delighted to present this inviting two-bedroom semi-detached bungalow, perfectly positioned in a peaceful village setting in Markfield. Designed for relaxed, single-level living, the property benefits from a newly fitted kitchen and a newly updated bathroom, offering contemporary comfort with minimal maintenance.

Step inside to a welcoming entrance porch area that leads into a bright living room. The space is naturally illuminated by a generous bay window to the front, creating a warm, welcoming atmosphere. There is also a feature fireplace with space for a TV inset above. From the living room, doors open to the kitchen/diner on one side and a convenient rear hallway on the other, creating a fluid flow through the home.

The newly fitted kitchen/diner is both practical and stylish, featuring an array of wall and base units with worksurfacing above. It comes equipped with integrated fridge freezer, integrated oven and hob and integrated washing machine. A side door from the kitchen provides quick access to the garden. The dining area offers ample space for family meals or entertaining friends.

The rear hallway gives access to both bedrooms and the well-appointed bathroom.

The main bedroom is generously proportioned and benefits from mirrored fitted wardrobes, which provide ample storage. A window to the rear elevation overlooks the garden, filling the room with tranquil natural light. The second bedroom is also well-sized and enjoys a pleasant outlook over the rear garden, making it a flexible space for guests, a home office, or a dedicated hobby room.

The family bathroom has been newly updated and offers a modern four-piece suite. It includes a shower cubicle, a freestanding bath, a low-flush W.C., and a wash hand basin, with a side-facing window that enhances ventilation and light.

Outside, the home continues to impress with a well-maintained and larger-than-average rear garden. The wrap-around side gardens surround the property and there is a covered seating area together with a decked space to the rear, ideal for alfresco relaxation, sun-soaked weekends, or easy gardening. A tarmac driveway provides convenient off-road parking and leads to a garage, delivering excellent storage and further parking flexibility.

Located in a prime village setting, you're perfectly placed for countryside walks, including access to the Leicestershire Round and the Hill Hole Nature Reserve. Local amenities are within easy reach, ensuring everyday convenience without compromising on a peaceful, rural atmosphere.

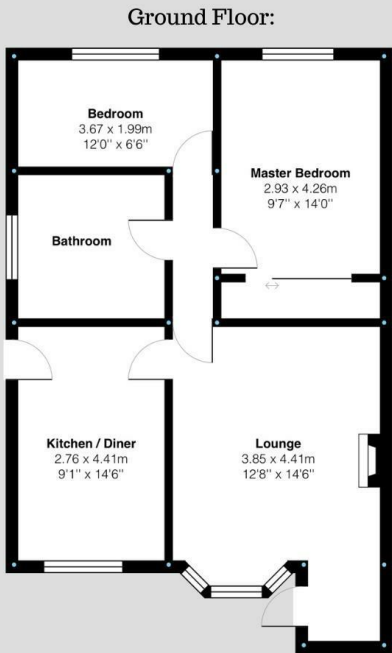
Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



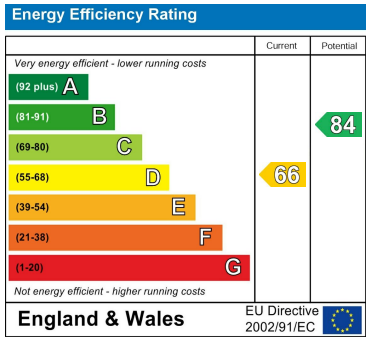
Rectory Road, Markfield
Internal Square Footage: 649 sq.ft

Holders
A Modern Estate Agent

Area Map



Energy Efficiency Graph



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.