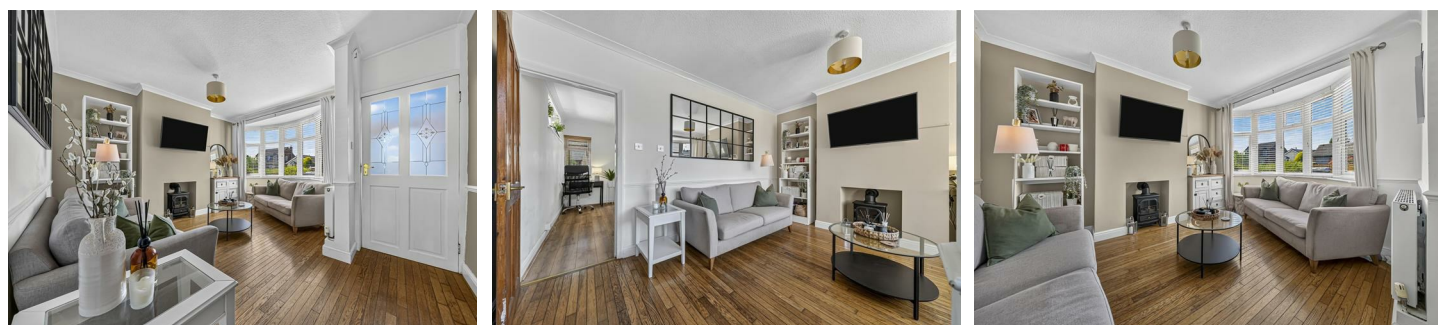


# Holdere

A Modern Estate Agent



193 Main Street, Markfield, LE67 9TQ

Offers in the region of £220,000

A beautifully presented two-bedroom semi-detached home located in the sought-after village of Stanton Under Bardon, offering two reception rooms, a spacious fitted kitchen and a recently refitted bathroom. Complemented by a stunning landscaped rear garden with multiple seating areas and a substantial timber outbuilding with power and lighting, this charming property is ideal for first-time buyers, downsizers or investors.

## Summary

Situated in the heart of the ever-popular village of Stanton Under Bardon, this beautifully presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers and investors alike. Combining character, comfort and practicality in equal measure, the property has been tastefully maintained and enhanced to create a welcoming home ready for immediate occupation.

The accommodation is well arranged and filled with natural light, beginning with an entrance porch that opens into an inviting sitting room featuring a bay window to the front elevation. A second reception room provides a versatile space for dining and entertaining, flowing seamlessly into a generously proportioned fitted kitchen that forms the social hub of the home. Well equipped with a range of integrated appliances and ample storage, the kitchen enjoys direct access to the rear garden and creates an ideal setting for modern living.

Completing the ground floor is a recently refitted bathroom, finished to a high standard with a contemporary three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

To the first floor are two well-proportioned double bedrooms, each benefitting from built-in storage, while the rear bedroom enjoys the added charm of a feature fireplace.

Externally, the property continues to impress. A gated frontage provides an attractive approach, while the beautifully landscaped rear garden has been thoughtfully designed to create a series of inviting outdoor spaces. A generous lawn is complemented by colourful planted borders, a raised patio ideal for enjoying the sunshine and a secluded decked seating area that is perfect for entertaining guests or relaxing during warmer months. A substantial timber outbuilding with power and lighting offers excellent storage and potential for a variety of uses.

Enjoying a sought-after village setting with excellent access to local amenities and transport links, this charming home offers stylish accommodation both inside and out. Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

## 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/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan



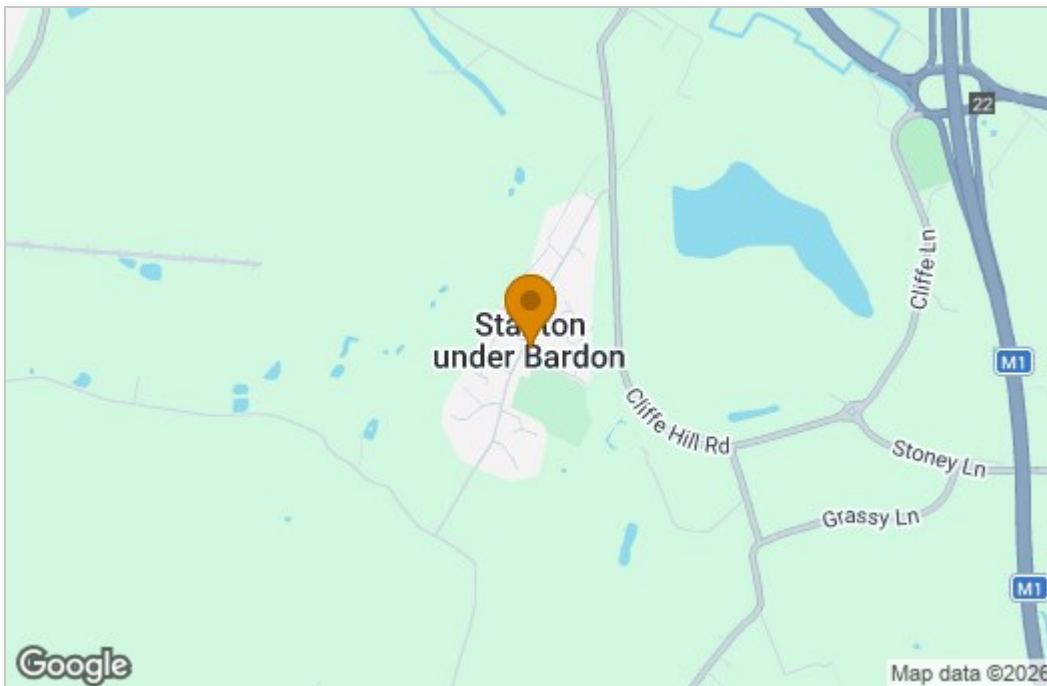
Ground Floor

First Floor

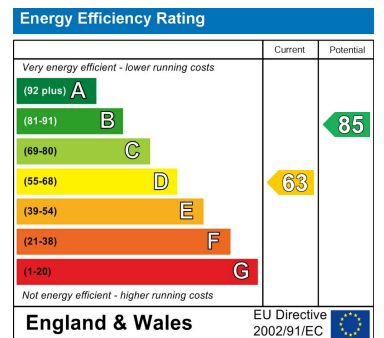
Main Street  
Internal Square Footage: Approx 824 sq.ft

**Holders**

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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