



Christopher's Court, Plot 3 Ashby Road, Markfield, Leicestershire,
LE67 9UD

01509 600610

sinclairestateagents.co.uk

£520,000

Property at a glance

- Select Development
- Underfloor Heating
- Pleasant Location
- Council Tax Band*:
- Only 8 Exclusive Homes
- High Specification & Finish
- Close To Village Amenities
- Price: £520,000

Overview

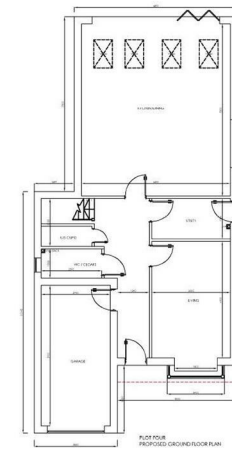
This exclusive and select development constructed by SAGA construction LTD offers a range of only eight dwellings including four detached bungalows, two detached houses and two three bedroom semi detached homes. The site is located in the edge of this favoured village enjoying a pleasant semi rural feel with nearby countryside whilst having ease of access to the local village amenities and transport routes. Each of the homes offers a 10 year warranty and choice of finish to the purchaser. The properties come with underfloor heating and expected completion is early 2020. Reservations are now being taken to ensure your preferred plot. In the first instance contact Sinclair 01509 600610 to arrange a viewing or obtain more information.

Location**

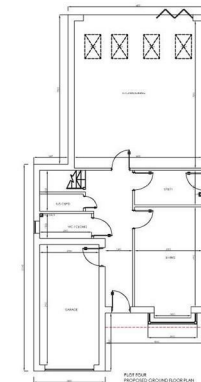
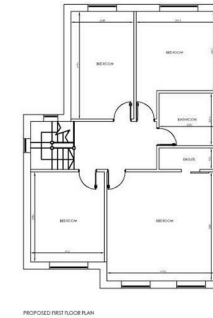
Markfield is a popular commuter village situated between Coalville and Leicester, close to junction 22 of the M1 motorway and within both the Charnwood Forest and the National Forest. The village, which is surrounded by easily accessible countryside, dates back to at least the time of the Norman Conquest and is mentioned in the Domesday Book under the name Merchenefeld. It enjoys a wide range of facilities including a primary school, Community Centre, a parish church and chapels, two hotels, public houses, Indian restaurant, Chinese and Indian takeaways, fish and chip shop, and many independent shops together with two supermarkets. Nearest Airport: East Midlands 11.2m. Nearest Train Station: Leicester 8.6m. Nearest Town: Coalville 5.2m. Nearest Motorway Access: J22 M1



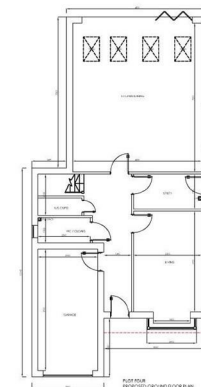
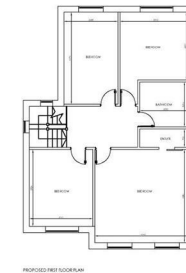
** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



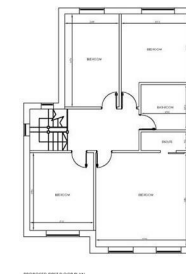
4 Bedroom Detached (Plots 3 & 4)



3 Bedroom Semi Detached (Plots 1 & 2)



2 bedroom Detached Bungalows (Plots 5 to 8)



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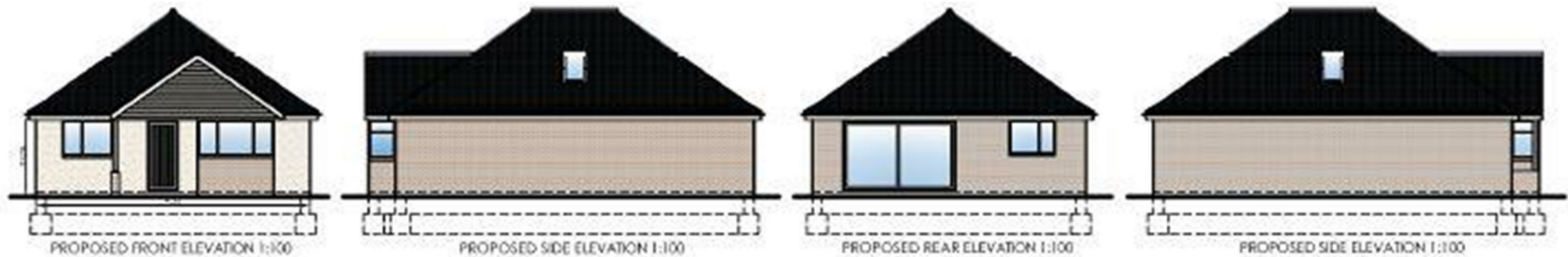
3 Bedroom Semi Detached (Plots 1 & 2) - £350,000




4 Bedroom Detached (Plots 3 & 4) - £550,000




2 bedroom Detached Bungalows (Plots 5 to 8) - £315,000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair Shepshed on 01509 600610



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Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PX

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk