



Markfield Lane,  
Botcheston,  
Leicestershire, LE9 9FH



£425,000

GENERAL



## GENERAL

Hill Farm is an impressive country bungalow with a smart, contemporary interiors in a lovely location just outside the village of Botcheston. The property is on a good size plot with large front garden and plenty of parking. The accommodation briefly includes on the ground floor, an open plan living area with kitchen and sitting room, three double bedrooms and a shower room. On the first floor there are two further double bedrooms and a shower room.

## LOCATION

The house is located just outside the West Leicestershire village of Botcheston. There is a public house in the village and more comprehensive amenities in the nearby villages of Kirby Muxloe and Desford. Botcheston is well located for access to the motorway network and is also close to Fosse Park for shopping.

## THE DORMER BUNGALOW

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

## RECEPTION HALL

A really impressive space as it rises through the full height of the property. There is a wood effect floor and balustrade staircase rising to the first floor.

## OPEN PLAN LIVING AREA

A perfect space for open plan family living and entertaining with a wood effect floor.

## LIVING AREA

In the living area there is a fireplace housing a wood burning stove by "Stovax" and there are French doors opening from the dining area into the garden.

## KITCHEN AREA

The kitchen area is fitted with a comprehensive set of base and wall units including a breakfast bar with discreet LED mood lighting and a clever retractable storage system in one of the units.

Appliances include an impressive 'Rangemaster' cooker with a five ring electric hob, two ovens and a grill and a dishwasher. French doors open from the dining area onto the garden.

## UTILITY ROOM

9'4" x 7'6"

There is a range of fitted base and wall units which include an integrated washing machine and space for another appliance. High gloss tiling to the floor and door to back garden.

## CLOAKROOM

With low flush lavatory, wash hand basin, tiled finish to floor.

## BEDROOM ONE

17'8" x 12'0"

A good sized double bedroom with central heating radiator.

## BEDROOM TWO

12'10" x 10'8"

Double bedroom. Central heating radiator.

## BEDROOM THREE

11'8" x 11'7"

A delightful bedroom with wood effect floor, French doors opening into garden. Central heating radiator.

## WET ROOM

Tiled floor and part tiled walls. Shower with screen, wash hand basin, low flush lavatory.

## ON THE FIRST FLOOR

A balustrade staircase rises from the reception hall to the landing.

## FIRST FLOOR LANDING

Opening off the landing are doors to two further bedrooms.

## BEDROOM FOUR

13'6" x 12'4"

Access to two storage areas. (second measurement 10'9" to 5' eaves height)

## BEDROOM FIVE

12'4" x 11'4"

Two velux roof lights, an electric heater, fitted double wardrobe with glass front.

## SHOWER ROOM

12'7" x 8'2"


With shower cubicle, wash hand basin in vanity unit, low flush lavatory.

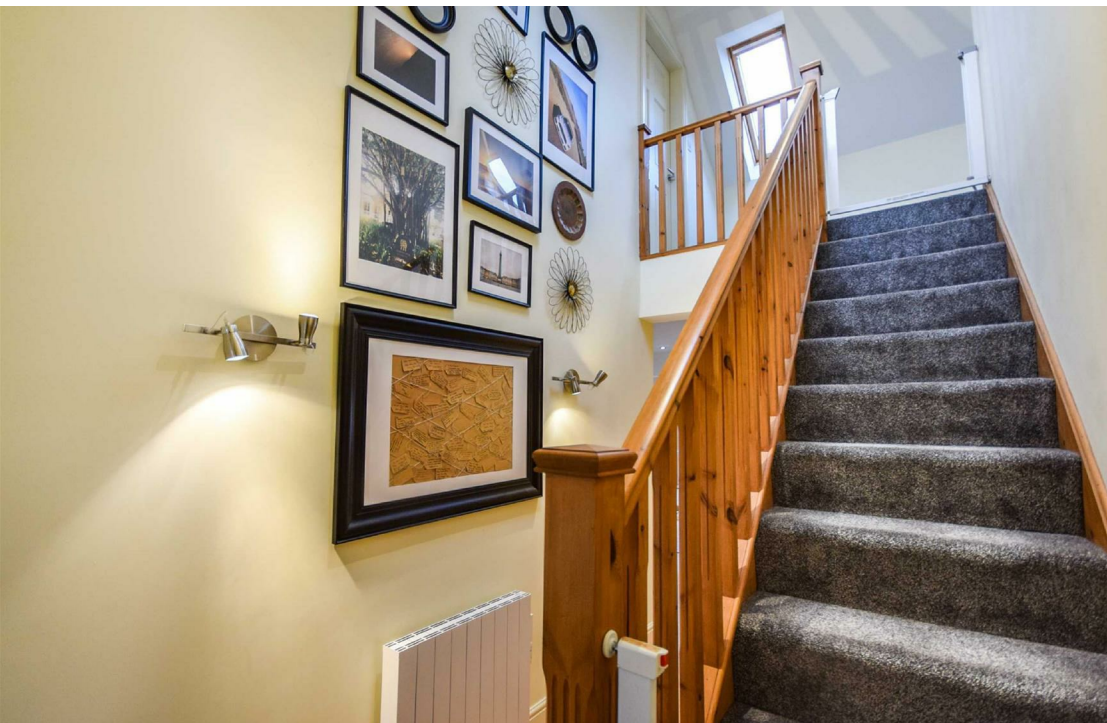
## OUTSIDE

The property is approached through impressive wrought iron security gates. To the front of the property is a stoned parking area and lawned garden. There is a further landscaped garden to the rear.

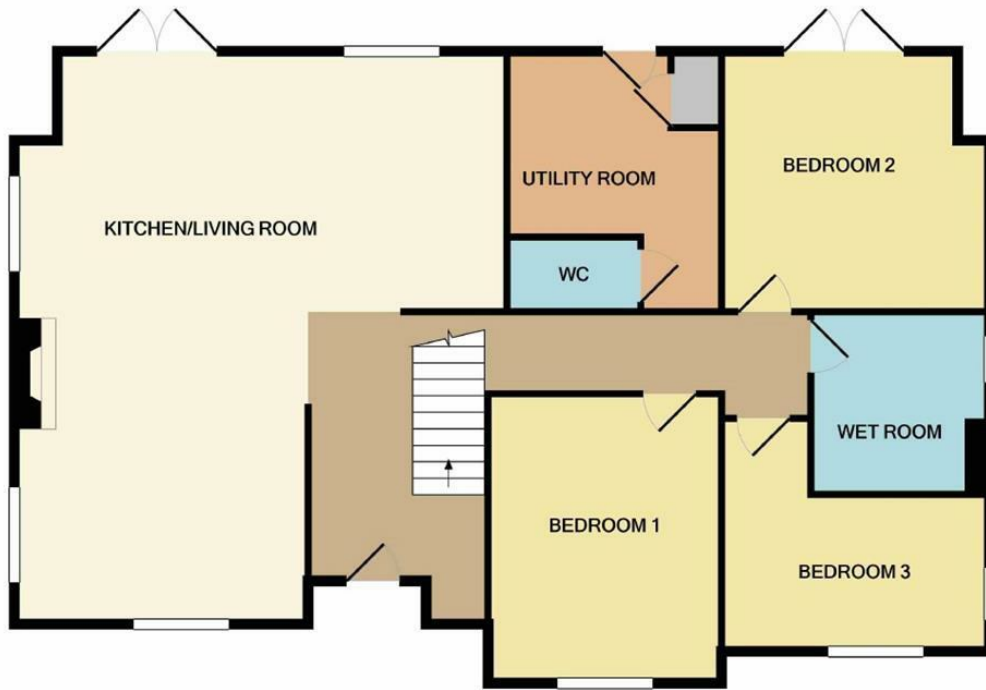


## Energy Efficiency Rating

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







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2021



**Important Notice:** Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF  
 Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS  
 Sales: **0116 2796543**

foxcountryproperties.co.uk