

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- GARAGE IN BLOCK
- WET ROOM
- CONSERVATORY OFF SECOND BEDROOM
- PARK VIEWS FROM FRONT ASPECT
- COUNCIL TAX BAND - B

Offers over £205,000





**NO UPWARD CHAIN** .Located within the highly desirable village of Markfield comes offered for sale this two bedroom Bungalow. A lovely home that enjoys park views from the front aspect and internally benefits from an Entrance Porch, Living Room, Inner Hall, Kitchen/Breakfast, Two Bedrooms with a Conservatory/Sun lounge area to the rear of the second Bedroom and there is a Shower Room. To the rear of the Bungalow is a low maintenance garden as well as a Garage within a Block (Accessed via Chitterman Way). PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE PORCH**

There is a door that leads to:

**LIVING ROOM**

13'8 x 12'6 (4.17m x 3.81m)

Benefiting from a bow fronted window, radiator, power points, TV point and a door to:

**INNER HALL**

There is a power point and doors that lead to:

**KITCHEN/DINING**

14'8 x 9'1 (4.47m x 2.77m)

Having a range of wall and base units with work surfaces, sink with mixer tap, power points, radiator as well as a window and door to the rear aspect leading to the rear garden.

**BEDROOM**

14'6 x 9' (4.42m x 2.74m)

Benefiting from a bow fronted window, radiator and power points.

**SHOWER ROOM**

Comprising a low level WC, Wash hand basin, Shower, Radiator, Window to the rear aspect, Airing cupboard and Complimentary tiling.

**BEDROOM**

22'5 x 7'7 - 7' (6.83m x 2.31m - 2.13m)

There is a radiator, power points and to the Sun lounge area windows to the rear and side aspects as well as patio doors to the rear garden.

**REAR GARDEN**

A low maintenance garden that enjoys a patio and artificial lawn area and Shed as well as a gate to the rear that leads to:

**GARAGE**

This is accessed via Chitterman Way and benefits from an up and over door.

**MARKFIELD VILLAGE**

The village benefits greatly from being surrounded by easily accessible countryside. There are a variety of public footpaths radiating out from the village - including the "Leicestershire Round", which passes along Main Street. To the north-western side of the village lies the Hill Hole Nature







Reserve. Markfield has Chinese and Indian takeaways, a fish and chip shop, a newsagent, Just Naturally Healthy - an independent shop selling organic produce, a Co-Operative Supermarket (which is being extensively altered and made bigger) a financial advisory office and a GP surgery,

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to

the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

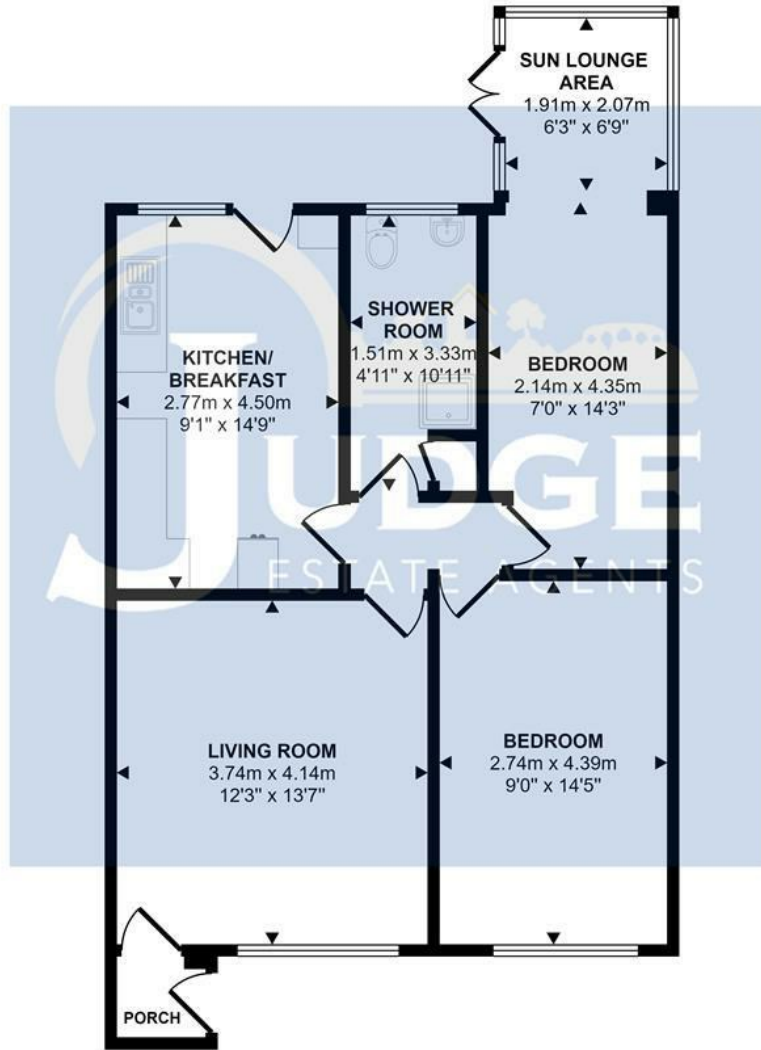
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: 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 own 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 OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area  
64 sq m / 690 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		71	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

