



- TWO BEDROOM BUNGALOW
- GARAGE IN BLOCK
- STUNNING VIEWS FROM REAR
- SHOWER ROOM

- OVER 55'S DEVELOPMENT
- CONSERVATORY
- COMMUNAL RESIDENTIAL LOUNGE
- COUNCIL TAX BAND - B

Price guide £206,000

<https://www.judgeestateagents.co.uk>



Enjoying far reaching rural views to the rear and being within a highly favourable development for those over the age of 55 years comes offered for sale this two bedroom Bungalow. A lovely home that appreciates an Entrance Hall, Living/Dining/Conservatory, Kitchen, Two Bedrooms and a Shower Room. The property is embraced by well kept, mature communal gardens and seating areas as well a fantastic residents lounge and also an allocated Garage. There is communal off road parking. PLEASE VIEW OUR VIRTUAL TOUR FOR MORE DETAIL.

ENTRANCE HALL

Having a fitted cupboard and doors that lead to:

LIVING/DINING ROOM

20'1 x 12'6 (6.12m x 3.81m)

Benefiting from electric store heaters, power points, TV point, windows toward the rear aspect and a door to:

CONSERVATORY

10'7 x 7' (3.23m x 2.13m)

With windows to the rear and side aspects and sliding door to the rear aspect

KITCHEN

8'4 x 7'11 (2.54m x 2.41m)

Having a range of wall and base units with work surfaces, sink with mixer tap, integral oven, hob, power points and a window to the front aspect.

BEDROOM

10'9 maximum x 10'9 (3.28m maximum x 3.28m)

Benefiting from a window to the rear aspect, power points, Electric store heater and wardrobes.

BEDROOM

9'9 x 5'7 (2.97m x 1.70m)

There is a window, power points, electric store heater and built in wardrobes.

SHOWER ROOM

8'6 x 7'3 (2.59m x 2.21m)

Comprising a low level WC, Wash hand basin, Walk in Shower and Complimentary tiling.

COMMUNAL GARDENS

There is an array of space, open views and seating areas that enjoy a variety of shrubs, plants and trees.

PARKING AND GARAGE

There is an allocated Garage in a block of three from

MARKFIELD RETIREMENT VILLAGE

This fantastic complex is surrounded by accessible countryside and if walking is your favourite occupation there





are a variety of public footpaths including the Leicestershire Round, many Conservation areas and the famous historic Bradgate Park nearby.

There is a frequent bus service into the City of Leicester as well as Coalville and Loughborough. Markfield itself has a Co-Operative supermarket and is well supplied with local shops, pubs, restaurants, hairdressers, post office and GP Medical Centre.

The management company is: Weeke Management Ltd and all residents need to be over 55.

The Retirement Village has a well-supported social centre with many monthly events & activities (are subject to change).

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



