



- TWO BEDROOM DETACHED BUNGALOW
- AMPLE OFF ROAD PARKING
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- DOUBLE GARAGE
- WELL ESTABLISHED AND MAINTAINED GARDEN
- COUNCIL TAX BAND - C

Asking price £265,000

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





Located within this highly regarded village comes offered for sale this two bedroom detached Bungalow with ample off road parking as well as a detached Garage. Situated upon a well positioned plot in brief this lovely home benefits an Entrance Porch, Living Room, Kitchen/Dining Room, Inner Hall, Two Bedrooms and a Shower room. Outside there is a courtyard seating area in between the Bungalow and Garage that is walled as well the then leads to a mainly laid to lawn garden at the rear. From the front there are lawn areas as well as ample off road parking that leads to the Double Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

Having a door that leads to:

#### LIVING ROOM

14'6" x 12'6" (4.42m x 3.81m)

Benefiting from a window to the front aspect, radiator power points, feature fire surround, TV point, door to the Inner Hall and a door that leads to:

#### KITCHEN/DINING ROOM

14'9" x 10'6" (4.50m x 3.20m)

Having a range of wall and base units and work surfaces, sink with mixer tap, integral oven, hob with grill and extractor, radiator, power points and a door that leads to the side of the property.

#### INNER HALL

With doors leading to:

#### PRIMARY BEDROOM

11'5" from fitted wardrobes x 9'7" (3.48m from fitted wardrobes x 2.92m)

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

#### SHOWER ROOM

Comprising a low level WC, Wash hand basin, Shower, Window to the side aspect and Radiator.

#### BEDROOM

13'5" x 6'11" (4.09m x 2.11m)

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

#### REAR GARDEN

With as mentioned a lovely seating courtyard area with a gate to the front of the property and also access through to the rear of the Bungalow with a laid to lawn and further patio area all enjoying bordered parts of the garden home to a number of shrubs and plants.

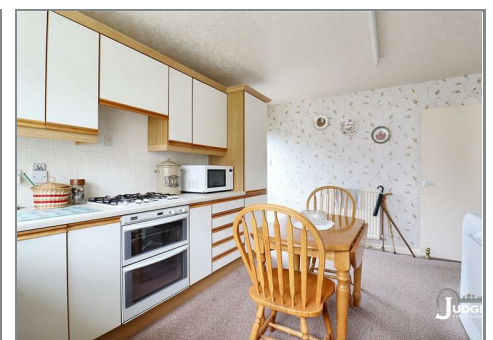
#### PARKING

There is brick paved off road parking that leads to:

#### DOUBLE GARAGE

19'1" x 16' (5.82m x 4.88m)

There is an up and over door with the facilities of both power and lighting as well as a window to the side aspect.







### 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.

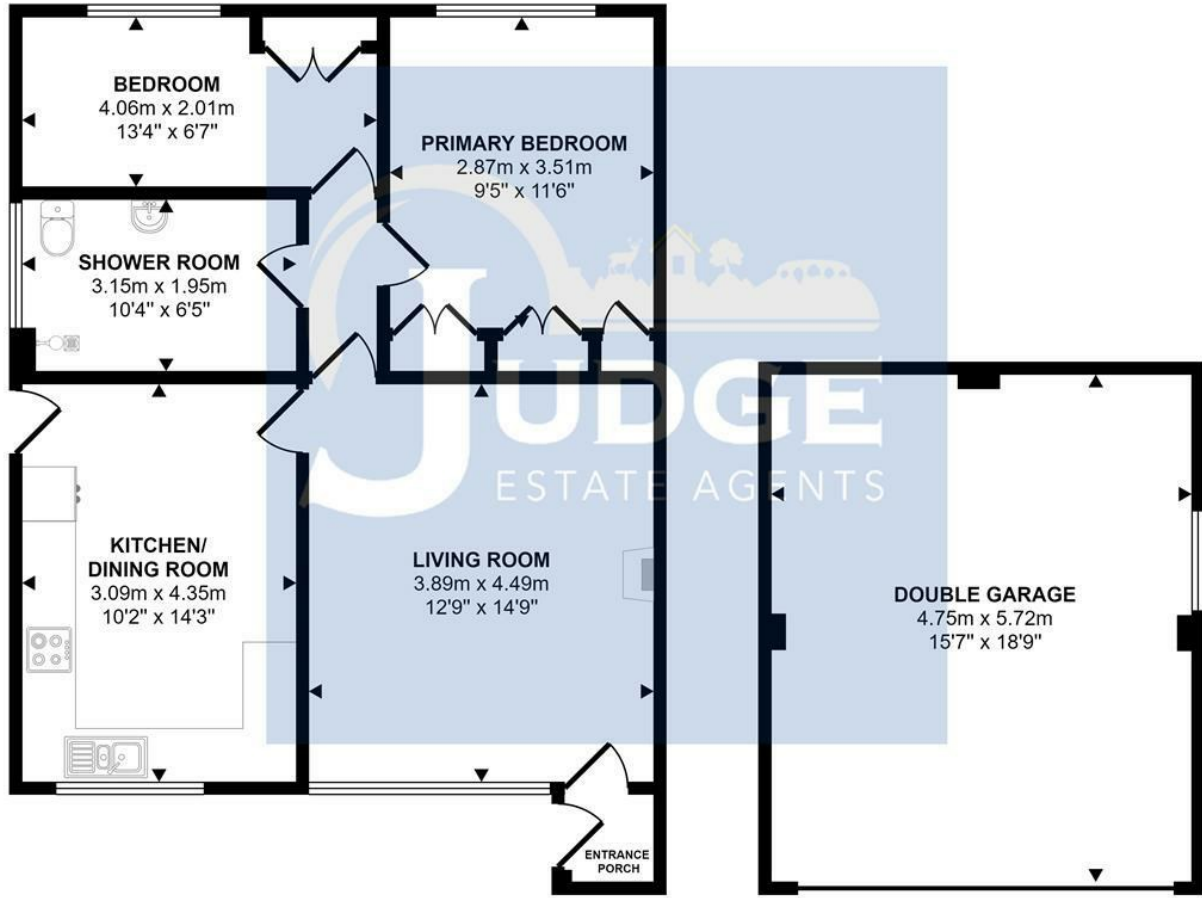
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT





Approx Gross Internal Area  
89 sq m / 963 sq ft



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                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 83        |
| (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 |           |

