



- ONE BEDROOM BUNGALOW
- CUL-DE-SAC LOCATION
- HIGHLY REGARDED VILLAGE

- GARAGE IN COMMUNAL BLOCK
- CLOSE TO BUS STOP
- COUNCIL TAX BAND - B

Asking price £179,950

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



Being within such a highly regarded village location, this lovely one bedroom Bungalow is also well situated for access to the Bus service and also the village amenities and shopping facilities. The Bungalow in brief benefits from an Entrance Porch, Living Room, Inner Hallway, Bedroom, Kitchen and a Shower Room. There is a low maintenance rear garden and also an allocated Garage found within a communal block. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

Having a door that leads to:

LIVING ROOM

15' x 10'8 (4.57m x 3.25m)

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

INNER HALLWAY

Having a door that leads to the rear garden, radiator, walk in Cupboard and also doors that lead to

KITCHEN

10'8 - 9'2 x 9'8 (3.25m - 2.79m x 2.95m)

Having a window to the rear aspect, radiator, power points, Pantry, wall and base units with work surfaces and a sink with a mixer tap.

BEDROOM

14'4 x 9' (4.37m x 2.74m)

Benefiting from a window to the front aspect, radiator and power points.

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower as well as a Window to the rear aspect.

REAR GARDEN

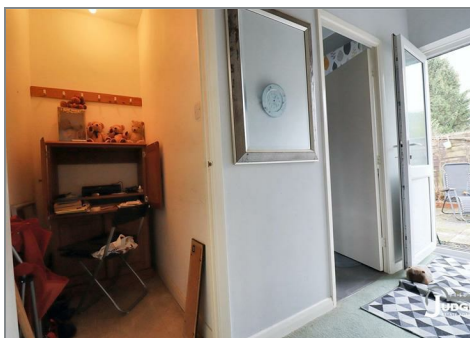
A mainly paved garden with borders home to a number of shrubs and plants. There is gated access to an alleyway at rear.

GARAGE

Located within a communal block having 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.

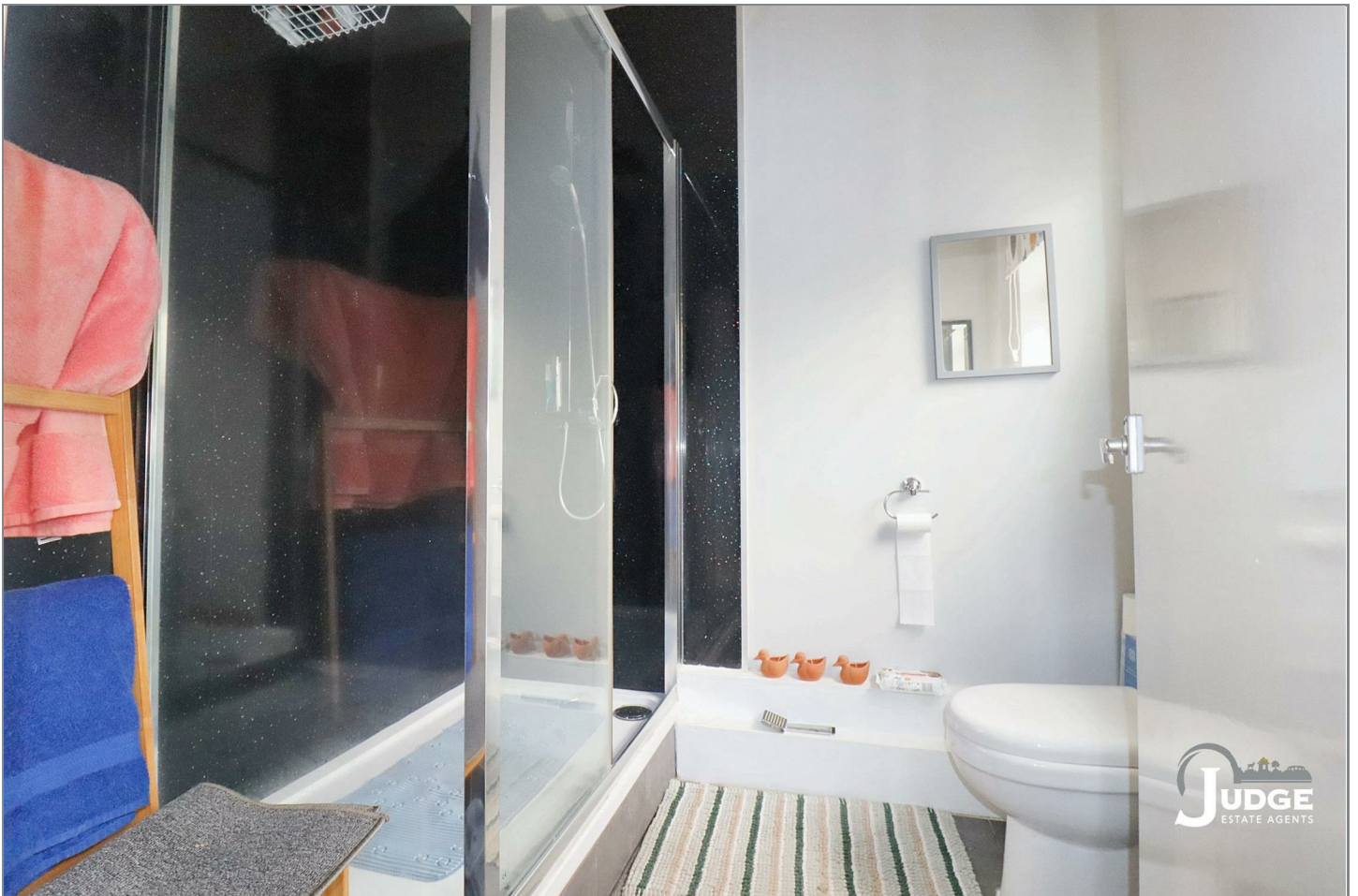
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

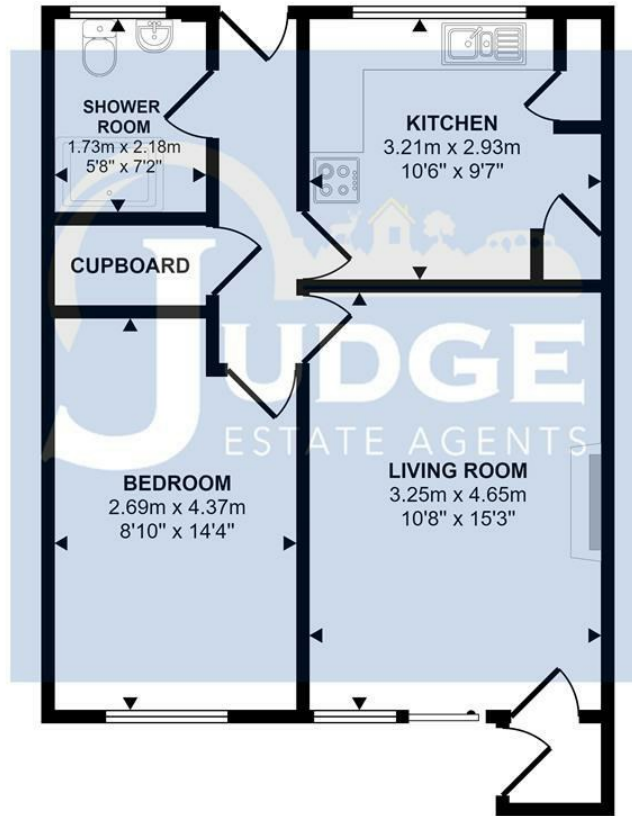
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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. 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
48 sq m / 519 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 | | 68 | |
| (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 | |

