



- TWO BEDROOM BUNGALOW
- CONSERVATORY
- WELL MAINTAINED GARDEN

- 0.3 MILES TO VILLAGE CHEMIST
- 3.6 MILES TO BRADGATE PARK

- CORNER POSITION
- DRIVEWAY, CAR PORT AND GARAGE
- 0.3 MILES TO VILLAGE POST OFFICE AND CONVENIENCE SHOP
- CLOSE TO BUS STOP
- COUNCIL TAX BAND - C

Asking price £289,950



Within this highly regarded village whilst residing upon a corner plot comes offered for sale with NO UPWARD CHAIN this two bedroom Bungalow. This immaculately presented Bungalow enjoys an Entrance Hall, Living Room, Inner Hall, Kitchen/Breakfast, Conservatory, Two Bedrooms and a modern Shower Room. There are well maintained and presented front and rear gardens and for parking there is a driveway that leads to a car port with which leads further to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

With a door that leads to:

LIVING ROOM

13'5 x 12' (4.09m x 3.66m)

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

INNER HALLWAY

There is a power point and doors to:

KITCHEN/BREAKFAST

14'11 x 9'1 (4.55m x 2.77m)

Having a range of wall and base units with work surfaces, sink with mixer tap, integral oven, grill, hob, power points, airing cupboard, window to the rear aspect and door to:

CONSERVATORY

9'6 x 9'2 (2.90m x 2.79m)

Benefiting from windows to the rear and side aspects, power points and door to the rear garden.

MAIN BEDROOM

12'9 maximum x 9'7 (3.89m maximum x 2.92m)

Off of the Inner Hallway and has a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM

13'8 x 7 maximum (4.17m x 2.13m maximum)

Off of the Inner Hallway and benefits from a window to the rear aspect, radiator, fitted cupboards and power points.

SHOWER ROOM

10'2 x 5'1 (3.10m x 1.55m)

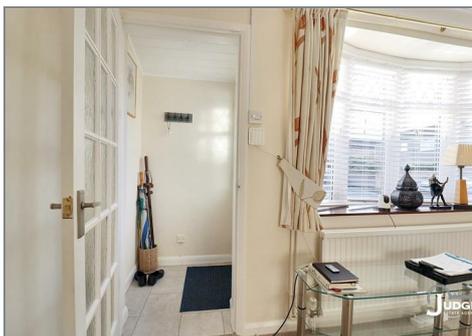
Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Tiled flooring, Radiator and a Window to the rear aspect.

REAR GARDEN

A low maintenance and well kept garden with a patio and mainly laid to lawn area that enjoys a number of shrubs and plants.

PARKING

From the front there is access to off road parking that leads to:





CAR PORT

To the side of the Bungalow that has gated access to the rear garden and access leading to:

GARAGE

There is an up and over door.

MARKFIELD VILLAGE

The village of Markfield benefits greatly from being surrounded by easily accessible countryside with public footpaths radiating from the village. The village has a full range of amenities and services. It is close to the beauty spots of Bradgate Park, Swithland Woods and Thornton Reservoir and the Forest Golf course is very convenient.

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.

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.

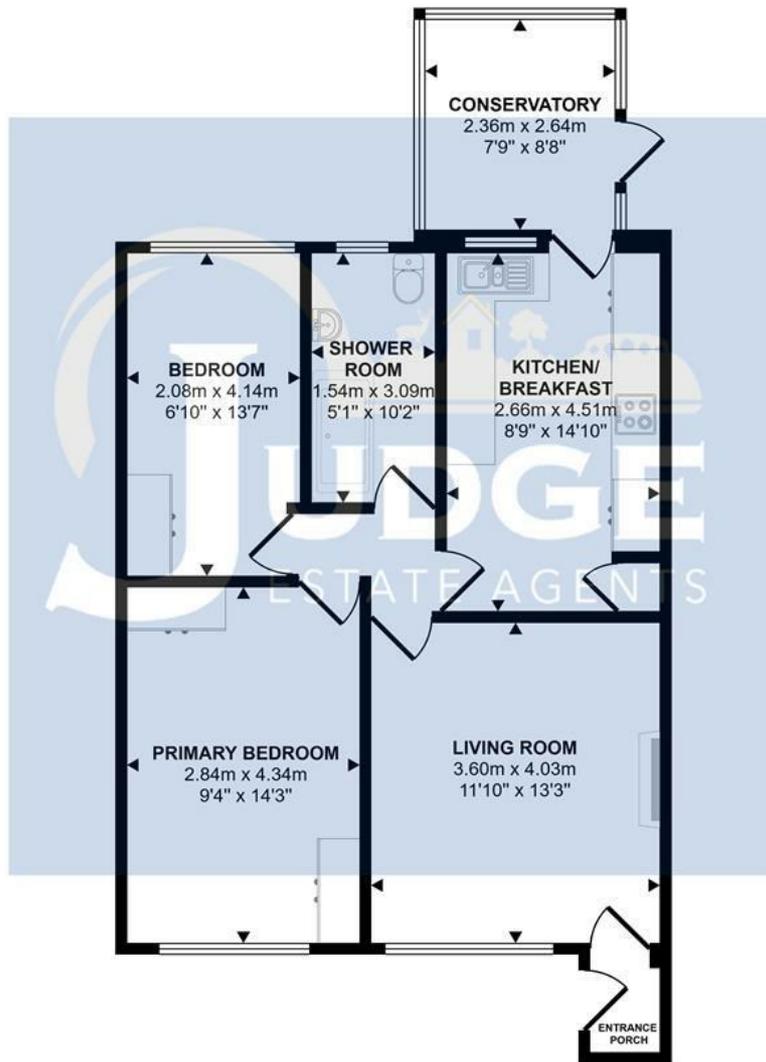
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



Approx Gross Internal Area
65 sq m / 701 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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

