



- TWO BEDROOM DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- CORNER PLOT
- OFF ROAD PARKING, CAR PORT AND GARAGE
- COUNCIL TAX BAND - C

Offers over £190,000

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



Situated upon a corner plot and in need of modernisation comes offered for sale this two bedroom detached Bungalow. A property ideal for its next owner to make 'their own' that comprises a Living Room, Kitchen/Breakfast, Inner Hallway, Two Bedrooms and a Bathroom. To the outside there is a rear garden that proceeds along the side of the property and there is a garden to the front. Alongside the Bungalow there is off road parking accessing a Car Port which further leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

LIVING ROOM

17' x 16'1" (5.18m x 4.90m)

Benefiting from a bow fronted window, window to the side aspect, radiator, power points, feature fire surround and doors that lead to:

KITCHEN/BREAKFAST

13'1" x 8'11" (3.99m x 2.72m)

Having a range of wall and base units with work surfaces, sink, window to the front aspect, radiator, power points and a door to the side aspect accessing the Car Port.

INNER HALLWAY

Having doors that lead to:

PRIMARY BEDROOM

13' x 12'2" maximum (3.96m x 3.71m maximum)

Benefiting from windows to the rear and side aspects, radiator, power points, fitted wardrobes and dresser.

BEDROOM

12'10" x 7'9" (3.91m x 2.36m)

There is a window to the rear aspect, radiator and power points.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling and a Window to the side aspect.

GARDEN

There is a Paved, gravelled and bordered garden that is to the rear and side of the Bungalow. There are two Sheds.

PARKING

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

CAR PORT

Leading alongside the Bungalow to:

GARAGE

16'11" x 11'1" (5.16m x 3.38m)

Benefiting from an up and over door and 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.

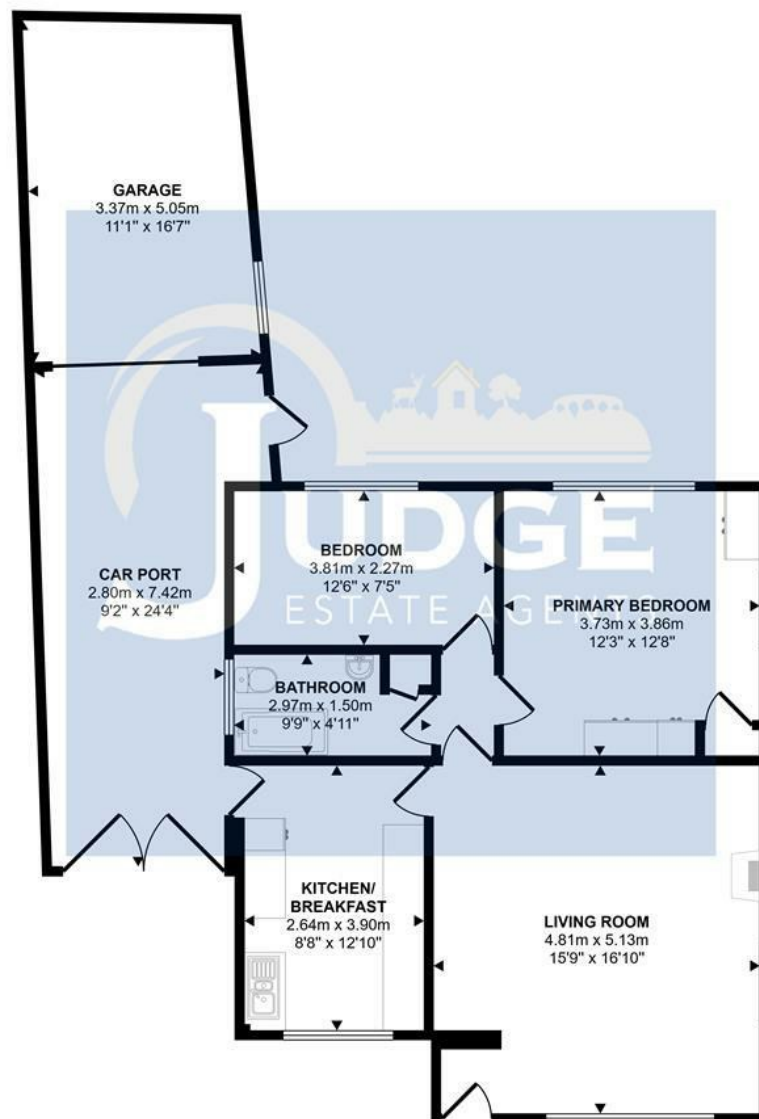
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 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 WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
105 sq m / 1131 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.

