



- GENEROUSLY SIZED THREE BED DETACHED BUNGALOW
- EN-SUITE BEDROOM
- LOW MAINTENANCE MEDITERRANEAN-STYLE REAR GARDEN
- BESPOKE KITCHEN
- OFF ROAD PARKING
- FOUR PIECE BATHROOM
- SUMMER HOUSE
- COUNCIL TAX BAND - C

Price guide £464,950

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



This unique and versatile detached three bedroom bungalow must be seen to fully appreciate. Situated upon a highly favourable part of this popular village this lovely home benefits briefly from an Entrance Hall, Kitchen, Lounge/Dining, Living Room, Three Bedrooms (One with an En-Suite Shower room) and a Four piece Bathroom suite. There is a Mediterranean-style garden that also is home to a Summer house. From the front there is off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There is a radiator, power point and doors that lead to:

LIVING ROOM

16'5 x 14' (5.00m x 4.27m)

Benefiting from windows to the rear aspect, power points, radiator, TV point, log burner with feature surround and patio doors to the rear garden.

BEDROOM

19'7 x 10'5 (5.97m x 3.18m)

Having patio doors to the rear garden, window to the side aspect, power points, radiator and fitted wardrobes.

BEDROOM

12'5 x 10'8 (3.78m x 3.25m)

There is a window to the rear aspect, radiator, power points, fitted wardrobes and door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a window to the side aspect.

BEDROOM

12' maximum x 9'5 (3.66m maximum x 2.87m)

With a window to the front and side aspects, power points, radiator and fitted wardrobes.

BATHROOM

8'9 x 7'1 (2.67m x 2.16m)

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, heated towel rail and a window to the side aspect.

KITCHEN

13'7 x 13'8 (4.14m x 4.17m)

With a vaulted ceiling and beam work this lovely room hosts a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, grill, range oven with extractor, power points, island with breakfast bar and then towards the inner hall there is access to the rear garden and step up to:





DINING/LOUNGE

16'6 x 14'2 (5.03m x 4.32m)

Benefiting from a window to the front aspect, radiator, power points and patio doors to the rear garden.

GARDEN

A low maintenance Mediterranean style garden which appreciates Indian stone paving throughout and:

SUMMER HOUSE

10'5 x 7'4 (3.18m x 2.24m)

There are windows to dual aspects with power and patio doors.

PARKING

From the front there is ample off road parking.

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 AND FLOOR PLAN

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

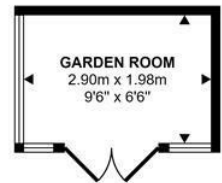
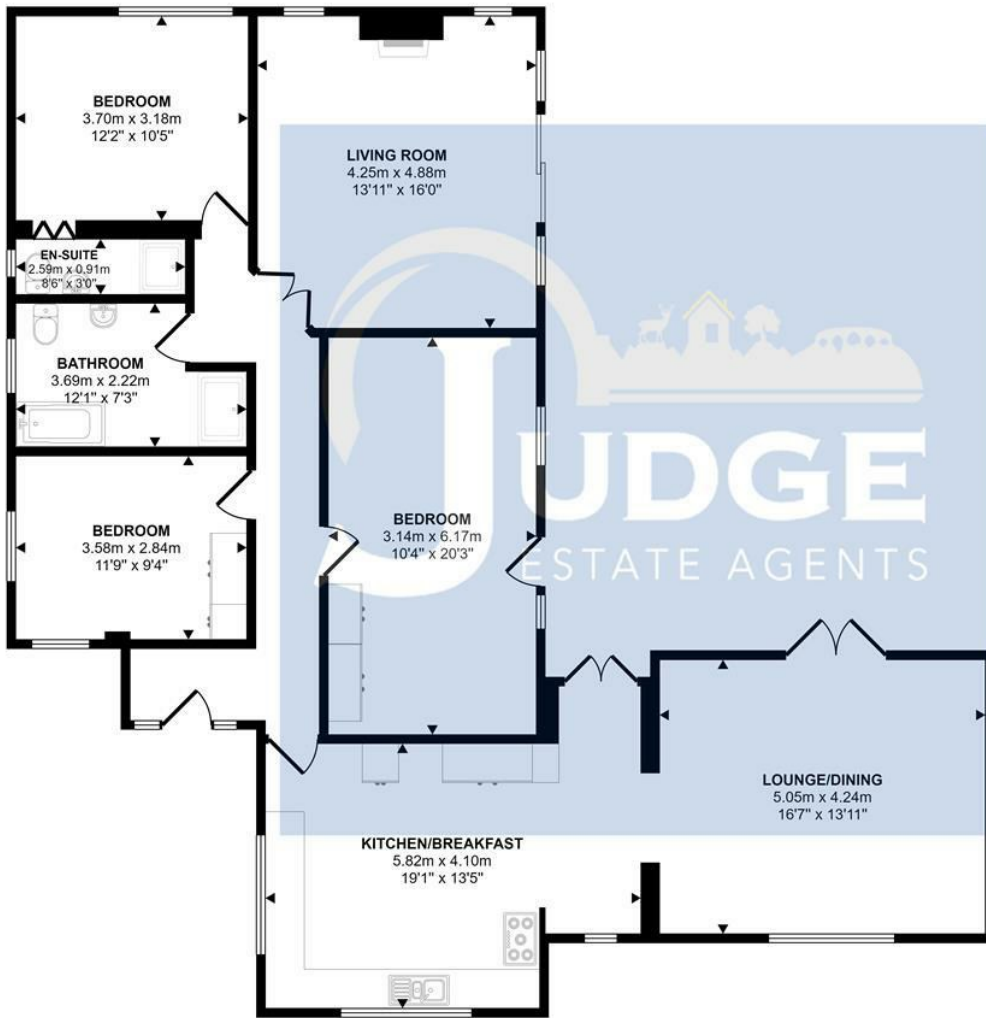
MONEY LAUNDERING

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



Approx Gross Internal Area
140 sq m / 1509 sq ft



Ground Floor
Approx 134 sq m / 1447 sq ft

Garden Room
Approx 6 sq m / 62 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.

