



12 UPLAND DRIVE, MARKFIELD, LE67 9WF

ASKING PRICE £134,950

# 12 UPLAND DRIVE, MARKFIELD, LE67 9WF

## £134,950 LEASEHOLD



### ENTRANCE PORCH

There is a door that leads to:

### ENTRANCE HALL

With a power point, loft access and doors that leads to:

### LIVING/DINING ROOM

17'8 - 10'8 x 11'9 - 8'8

Benefiting from a window to the front aspect, power points, electric store heater, window and door to the rear aspect leading to the Conservatory and access also to:

### KITCHEN

7'4 x 6'5

Having a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, window to the rear aspect and power points.

### CONSERVATORY

10'7 x 5'4

Benefiting from windows to the rear aspect, power points and a door to the communal gardens.

### BEDROOM

10'8 x 10'5

With a window to the rear aspect, electric store heater, power points and fitted wardrobe.

### BEDROOM

10'4 x 6'10 - 4'11

There is a window to the front aspect, power points and fitted drawers.

### SHOWER ROOM

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

### COMMUNAL GARDENS

There are well kept and maintained, lawn and bordered areas.

### COMMUNAL PARKING

From the front there is communal off road parking spaces.

### LEASEHOLD

As advised by the vendor the service charge is £271.68 per calendar month and there is 62 years remaining on the lease.



## 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 & FLOORPLANS

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

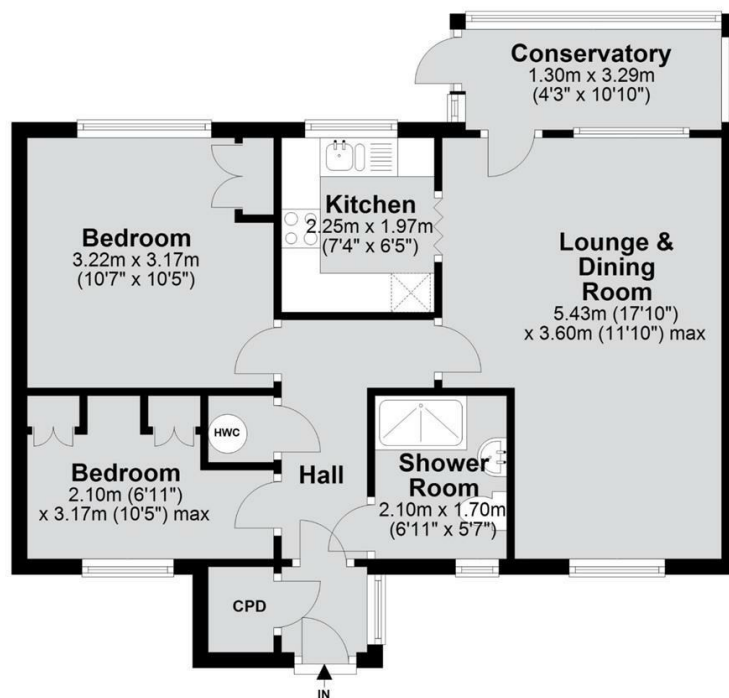
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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 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

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Total area: approx. 55.6 sq. metres (598.0 sq. feet)

Viewings strictly by  
appointment via Judge  
Estate Agents

#### Contact

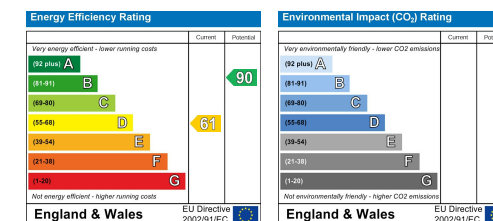
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WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

