

# Holderr

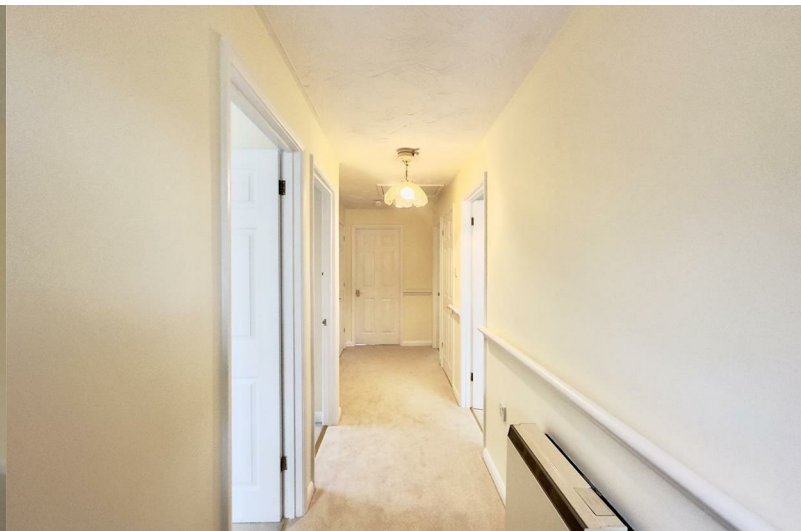
A Modern Estate Agent



## 7 The Laurels

, Markfield, LE67 9HA

£185,000





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Step into this charming two-bedroom detached bungalow in the popular Markfield Court development, perfect for retirees looking for comfort and convenience. The property features an entrance hallway, a sizeable lounge, conservatory, a breakfast kitchen, two spacious double bedrooms, a modern shower room, and a garage and garden spacing.

Situated on the outskirts of the village, just off Ratby Lane, Markfield Court offers a peaceful and serene setting with beautiful rural views. This retirement complex is specifically designed for individuals aged 55 and over, providing a secure environment for residents. This detached bungalow is an excellent option for retirees looking for a relaxed lifestyle, with amenities including a single garage, off-road parking, and well-kept lawned gardens. The property also has the added benefit of a garage with a pitched roof offering potential storage space above.

With its well-planned layout and excellent condition, this bungalow is move-in ready and is being offered for sale with no chain. Don't miss the opportunity to make this your new home and enjoy all the benefits of retirement living in a tranquil and convenient location.

We understand that this property is held Leasehold on a 999-year lease (986 years remaining) with a general Ground Rent and Service Charge of Approximately £2,000 PA (current year including Ground Rent) that covers essential services like

garden maintenance, window cleaning, and buildings insurance. The Service Charge also includes access to a community centre with a lounge where various clubs and social activities are organised, fostering a sense of community and companionship among residents. Prospective buyers are advised to consult their solicitor to confirm and verify these details for accuracy.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. 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 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. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

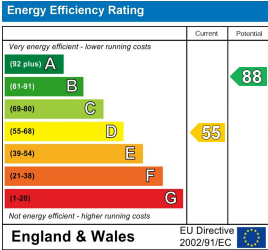
**The Laurels, Markfield**  
Internal Square Footage: 678 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.