



**8 WALNUT
CLOSE, MARKFIELD LE67
9WL**

£240,000
FREEHOLD



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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET THIS IMPRESSIVE TWO BEDROOM SEMI-DETACHED BUNGALOW. THIS WELL PRESENTED AND LOVELY PROPERTY RESIDES AT THE HEAD OF A CUL-DE-SAC AND INTERNALLY BENEFITS FROM AN ENTRANCE PORCH, LIVING ROOM, KITCHEN/BREAKFAST, INNER HALL, TWO BEDROOMS AND A SHOWER ROOM. OUTSIDE FROM THE FRONT THERE IS A MAINLY GRAVELLED AREA, OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE AND TO THE REAR THERE IS AN EYE-CATCHING, WELL MAINTAINED AND ESTABLISHED GARDEN. A VIEWING COMES HIGHLY RECOMMENDED.



ENTRANCE PORCH

With access that leads to:

LIVING ROOM 14'9 x 12'6

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and doors that lead to the Inner Hall and:

KITCHEN/BREAKFAST 13'6 x 8'8

Having a range of wall and base units as well as work surfaces, sink with a mixer tap, window to the front aspect, radiator, oven with extractor and a door to the side aspect of the property.

INNER HALL

There are doors that lead to:

BEDROOM 11'6 x 9'5

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM 12' x 7'4

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

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, window to the side aspect, complimentary tiling, radiator and an airing cupboard.

REAR GARDEN

There is a paved patio that steps up to a mainly laid lawn garden home to a number of shrubs, flowers and plants.

PARKING

From the front there is off road parking that leads alongside this lovely Bungalow to:

GARAGE 17'5 x 8'3

Benefiting from an up and over door as well as 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 & FLOORPLANS

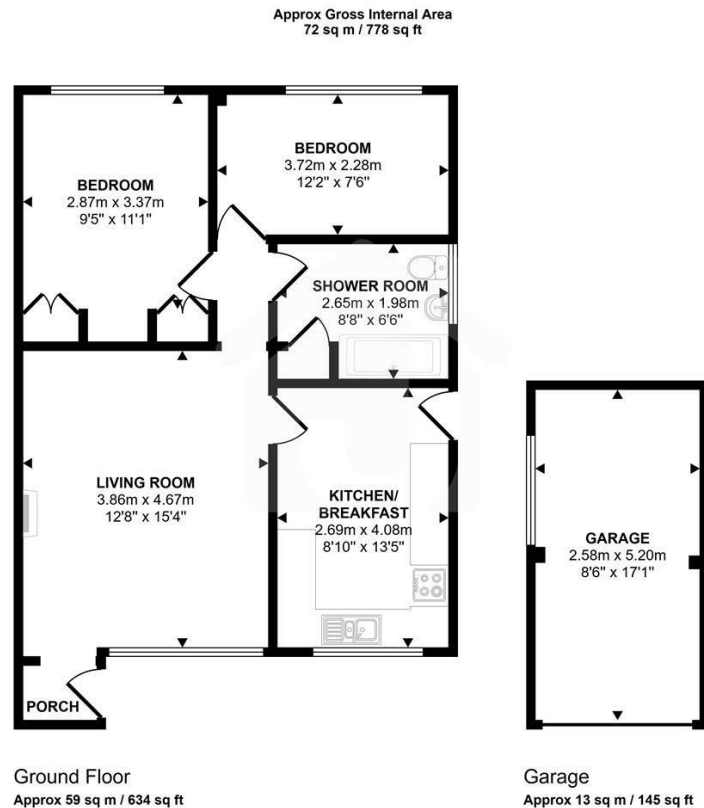
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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





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 Snappy 360.

LOCATION



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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TERMS & CONDITIONS

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