

Upland Drive

Markfield, Leicestershire, LE67 9WF



Beautifully Presented Two-Bedroom Retirement
Bungalow in a Desirable Village Setting

Guide Price £100,000



John German 

Nestled within an attractive and well-maintained over-60s development, this delightful two-bedroom bungalow offers the perfect blend of independence, comfort and community. Situated in the heart of the highly regarded village of Markfield, the property provides an excellent opportunity to enjoy a relaxed, low-maintenance lifestyle in a peaceful and secure environment.

Beautifully presented throughout, the bungalow features bright and well-proportioned accommodation designed with ease of living in mind. On entering through the front hall, you find yourself in a welcoming living room which provides a comfortable space to relax. The fitted kitchen offers generous storage and practical workspace. Beyond the kitchen, a charming conservatory overlooks the communal gardens and provides direct access to the outdoor space, creating a wonderful place to enjoy the changing seasons or simply sit with a morning coffee. The property offers two spacious bedrooms, ideal for both everyday living and visiting family or friends. The bathroom is fitted with both a bath and shower, offering flexibility and convenience. Level-access accommodation throughout ensures comfortable, step-free living with no internal stairs. Outside, residents can enjoy beautifully maintained communal gardens, providing attractive surroundings without the responsibility of upkeep. Convenient residents' parking is available right outside the property.

Designed to offer both independence and peace of mind, the development benefits from an on-site warden together with emergency pull cords in every room, providing reassurance and additional support whenever required. One of the development's greatest attractions is its warm and friendly community, supported by a range of excellent communal facilities. Residents can enjoy a welcoming lounge where neighbours regularly meet for coffee, conversation and organised social activities, together with a communal kitchen for refreshments and a shared laundry room, all designed to make everyday living both practical and enjoyable. The property enjoys an enviable location within easy walking distance of Markfield's excellent local amenities, including shops, cafés, the post office and regular bus services. The surrounding countryside offers beautiful walking routes and green open spaces, allowing residents to enjoy the tranquillity of village life while remaining well connected.

Whether you're looking to downsize, simplify your lifestyle or enjoy the reassurance of a friendly retirement community, Upland Drive represents an outstanding opportunity. Offering comfortable accommodation, attractive communal facilities, on-site support and a convenient village location, this charming bungalow is ready to welcome its next owner. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Please note – this property has a remaining lease of 60 years. The asking price is reflective of this.

Please Note: Under the Estate Agents Act 1979, we are required to declare that the vendor of this property is related to an employee of the selling agent.

Tenure: Leasehold. Lease details: 99 year lease ends on 24/06/2087 (there are 60 years remaining)
Lease costs: Ground rent £0 / Monthly service charge £301. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Car parking to front
Electricity supply: Mains **Water supply:** Mains
Sewerage: Mains **Heating:** Electric
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Hinckley and Bosworth Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA29072026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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The Property
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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