



- THREE BEDROOM SEMI-DETACHED BUNGALOW
- NO UPWARD CHAIN
- BEAUTIFUL FRONT GARDEN
- HIGHLY REGARDED VILLAGE

- CUL-DE-SAC POSITION
- LOW MAINTENANCE REAR GARDEN
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND - B

Asking price £239,950

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



Located within a cul-de-sac, offering ample off road parking and also benefiting from an extension to the rear providing a third bedroom comes offered for sale this three bedroom semi-detached bungalow. A lovely property that in brief, benefits from an Entrance Porch, Living Room, Kitchen/Breakfast, Inner Hall, Three Bedrooms and a Shower Room. There is a low maintenance rear garden and from the front, a lovely garden as well as ample off road parking that leads alongside the property to the Garage.

ENTRANCE PORCH

There is a door that leads to:

LIVING ROOM

13'10 x 12'5 (4.22m x 3.78m)

Benefiting from a bow window to the front aspect, radiator, power points and doors to the Inner Hall and a door that leads to:

KITCHEN/BREAKFAST

13'9 x 8'11 (4.19m x 2.72m)

There are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob, power points, window to the front aspect, radiator and a door to the side aspect.

INNER HALL

With doors that lead to the rear porch area and:

BEDROOM

12'1 x 9'5 (3.68m x 2.87m)

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

BEDROOM

8'11 x 6'5 (2.72m x 1.96m)

Having a window to the side aspect, radiator and power points.

SHOWER ROOM

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

REAR PORCH AREA

There is a built in cupboard, door to the side accessing the rear garden and a door that leads to:

BEDROOM

10'7 x 9'11 (3.23m x 3.02m)

Having windows to both the rear and side aspects, radiator and power points.

REAR GARDEN

A low maintenance garden that comprises mainly paved and gravelled areas with access to the Garage.

FRONT GARDEN

A lovely well established garden with a laid to lawn area and a mature tree.





PARKING

From the front there is ample brick paved off road parking that leads alongside the property to:

GARAGE

Benefiting from an electric door.

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

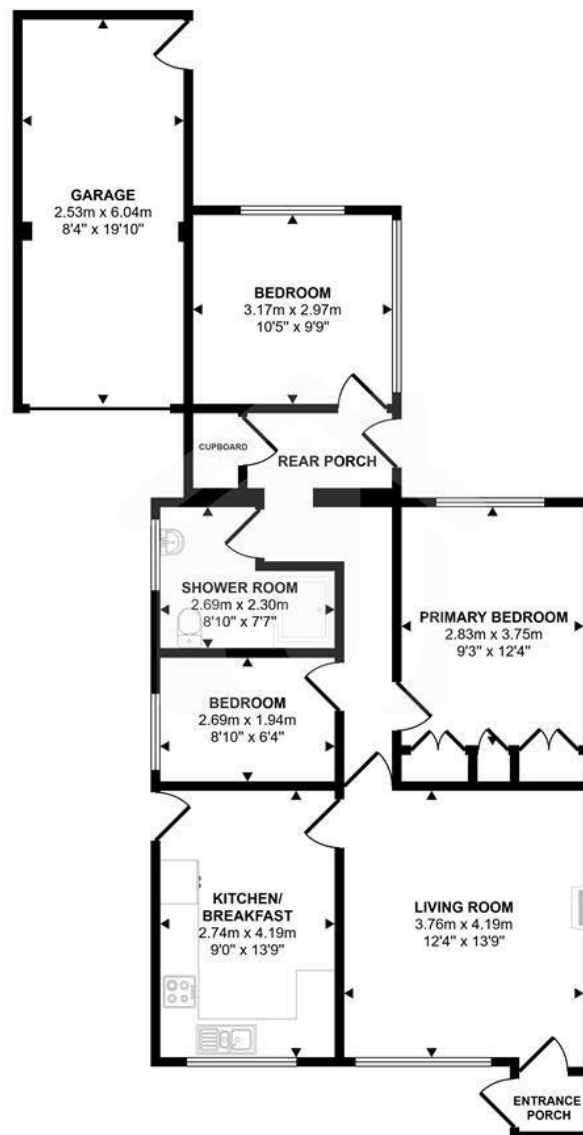
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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



Approx Gross Internal Area
89 sq m / 955 sq ft



Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

