



**34 UPLAND  
DRIVE, MARKFIELD LE67  
9WF**

**£235,000  
FREEHOLD**

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



SITUATED WITHIN A HIGHLY SOUGHT AFTER VILLAGE AND POSITIONED IDEALLY FOR ACCESS TO THE MAIN STREET WHERE THERE ARE A HOST OF EATERIES AND SHOPPING FACILITIES COMES OFFERED FOR SALE THIS TWO BEDROOM SEMI-DETACHED BUNGALOW. AS YOU ENTER THIS LOVELY HOME THERE IS AN ENTRANCE HALL THAT THEN HAS DOORS LEADING TO THE LIVING ROOM, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM. THERE IS A REAR GARDEN THAT IS WELL MAINTAINED AND FROM THE FRONT THERE IS OFF ROAD PARKING. A VIEWING COMES RECOMMENDED TO FULLY APPRECIATE.



#### ENTRANCE HALL

There is a radiator and loft access as well as doors that lead to:

#### LIVING ROOM 18'4 x 10'11

Benefiting from a window to the front aspect, radiator, power points and feature surround.

#### KITCHEN 12'9 x 11'10

Having a range of wall and base units and work surfaces, sink with a mixer tap, integral oven and hob, windows to the side and rear aspects, breakfast bar, power points and a door to the rear aspect.

#### PRIMARY BEDROOM 12'11 x 10'10

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

#### BEDROOM 11'6 x 8'7

There are windows to the front and side aspects, radiator and power points.

#### BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, radiator, heated towel rail and a window to the side aspect.

#### REAR GARDEN

A lovely garden that appreciates a patio and gravelled area with pathway leading to the rear accompanied by a laid to lawn garden with a shed to the rear as well as there is a storage area to the side of the bungalow with an up and over door.

#### PARKING

From the front there is off road parking.

#### MARKFIELD VILLAGE

The village of Markfield is situated in north-west Leicestershire, on the edge of the renowned Charnwood and New National Forests, and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Loughborough, Coalville and Ashby-de-la-Zouch, as well as the M1/M69/M42 major road network for travel north, south and west, and the East Midlands International Airport at Castle Donington.

#### 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.



## LOCATION



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 Snappy 360.

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## LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

 

## TERMS & CONDITIONS

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**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.