JUDGE
ESTATE AGENTS

14 THE COPPICE, MARKFIELD LE67 9QJ

£249,950

FREEHOLD

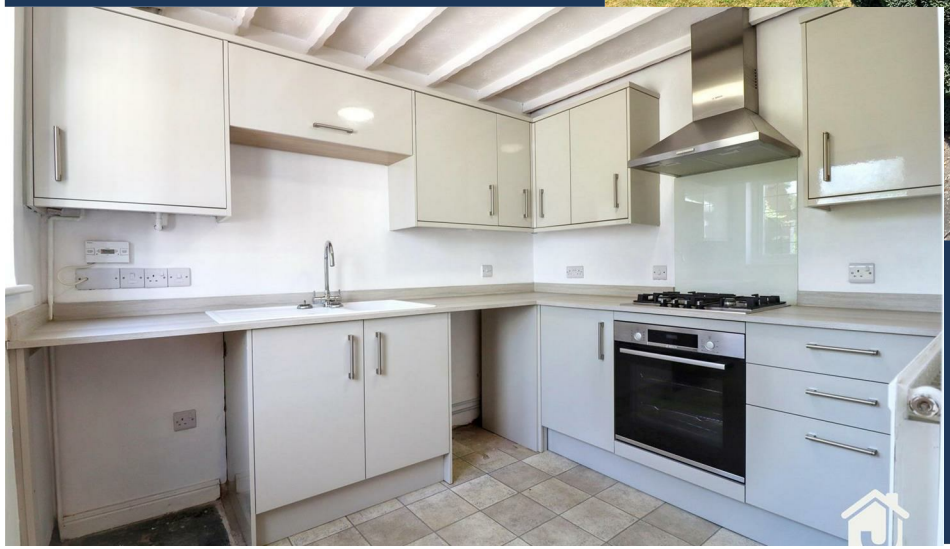
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13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ





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THIS WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW IN A PRIVATE CUL-DE-SAC SETTING SITUATED WITHIN A SMALL, ESTABLISHED AND HIGHLY SOUGHT-AFTER VILLAGE OF MARKFIELD. THE BUNGALOW ENJOYS A PEACEFUL AND EXCLUSIVE POSITION BACKING ONTO OPEN GREEN SPACE. OFFERING A WONDERFUL COMBINATION OF PRIVACY, COMFORT AND CONVENIENCE. THE PROPERTY FEATURES A SPACIOUS LIVING ROOM, BRIGHT CONSERVATORY, TWO WELL-PROPORTIONED BEDROOMS AND A BATHROOM. THE CONTEMPORARY KITCHEN WAS STYLISHLY REFITTED JUST TWO YEARS AGO WITH QUALITY INTEGRATED APPLIANCES, CREATING A HOME THAT IS READY TO MOVE STRAIGHT INTO. OUTSIDE, THE ATTRACTIVE REAR GARDEN IS PRIVATE, MANAGEABLE AND NOT OVERLOOKED, PROVIDING AN IDEAL SPACE FOR RELAXING OR ENTERTAINING. TANDEM OFF-ROAD PARKING AND A DETACHED GARAGE COMPLETE THIS LOVELY PROPERTY. EARLY VIEWING IS HIGHLY RECOMMENDED.







ENTRANCE HALL
Welcoming entrance hall with radiator, built-in storage cupboard, power point and doors leading to all principal rooms.

LIVING ROOM 16'6 x 11'5
A bright and spacious reception room featuring a decorative fireplace, radiator, power points and double doors opening into the conservatory. A door also provides access to the kitchen.

CONSERVATORY 12'9 x 9'8
A lovely additional reception space enjoying views over the private rear garden, with windows to the side and rear, radiator, power points and patio doors opening onto the patio.

KITCHEN 9'2 x 7'8
Refitted approximately two years ago with a stylish range of contemporary wall and base units, quality work surfaces, sink with mixer tap and drainer, integrated oven, hob and extractor, radiator, power points, window and door to the rear.

BEDROOM 11'5 x 9'8
A generous double bedroom featuring a bow window to the front elevation, fitted wardrobes, radiator and power points.

BEDROOM 8'8 x 7'9
A versatile second bedroom with a front aspect window, fitted wardrobes, radiator and power points.

BATHROOM
Comprising a bath, wash hand basin, low-level WC, complementary tiling, radiator and side aspect window.

REAR GARDEN
A particular feature of the property, the rear garden is private, attractively landscaped and designed for easy maintenance. A patio seating area leads onto a well-kept lawn with mature planted borders, while the open aspect beyond provides an exceptional sense of space and privacy. The garden also benefits from a timber shed and access to the garage.

PARKING & GARAGE
Tandem off-road parking extends alongside the property to a detached garage measuring 17'8" x 8'9", complete with power, lighting and an up-and-over door.

MARKFIELD VILLAGE
Markfield is a thriving village surrounded by beautiful Leicestershire countryside, offering an excellent range of everyday amenities including a Co-op supermarket, GP surgery, independent shops, takeaways and cafés. Numerous public footpaths, including the Leicestershire Round, are within easy reach, together with Hill Hole Nature Reserve, making this an ideal location for those who enjoy walking and outdoor pursuits. The village also offers excellent access to Leicester, Loughborough and the M1, making it well placed for commuters.

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.

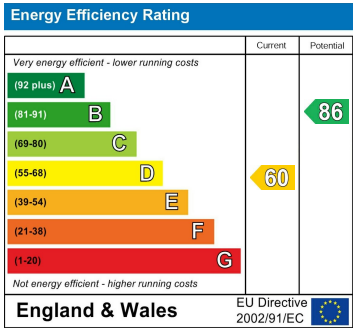
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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.

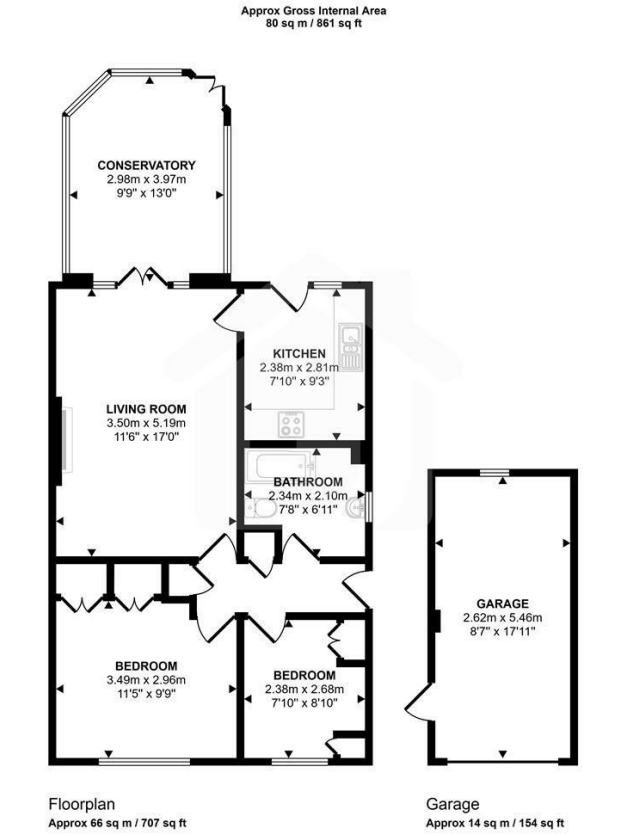
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.











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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

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LET'S TALK

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

ZOOPLA rightmove

TERMS & CONDITIONS

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