



- TWO BEDROOM BUNGALOW
- ALLOCATED GARAGE IN A BLOCK
- CLOSE TO SOCIAL CENTRE

- PURPOSE BUILT FOR THOSE AGED OVER 55
- COMMUNAL GARDENS
- COUNCIL TAX BAND - B

Asking price £179,950

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



Judge Estate Agents are proud to offer to the market this two bedroom bungalow purpose built for those aged over 55. As you enter there is an Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Shower room. There is also a quaint patio area that enjoys the well kept and maintained communal gardens and there is also an allocated Garage within a short walk from this lovely home.

Markfield Court is a purpose built development for the 'over 55's' looking for a peaceful location surrounded by woodland and beauty whilst enjoying the benefits of still being within close proximity to the villages of both Markfield and Ratby as well as links for the main road and motorway.

Residents of Markfield Court benefit from excellent transport links, with a nearby bus service and easy access to major roads and motorways, making it simple to explore the surrounding areas. The community also offers a social centre with a range of social facilities.

ENTRANCE HALL

There is an electric storage heater, built in cupboard, loft access and doors that lead to:

LIVING ROOM

15'4 x 12'9 (4.67m x 3.89m)

Benefiting from a window and door to the rear aspect, electric storage heater, power points and a door that leads to:

KITCHEN/BREAKFAST

10'4 x 9'8 (3.15m x 2.95m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with an extractor, power points, electric storage heater and a window to the rear aspect.

BEDROOM

11'8 x 11' (3.56m x 3.35m)

Benefiting from a bow fronted window, power points and an electric storage heater.

BEDROOM

10'4 x 6'5 (3.15m x 1.96m)

With a window to the front aspect, power points and an electric store heater.

SHOWER ROOM

8'2 x 8' - 5'7 (2.49m x 2.44m - 1.70m)

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and an airing cupboard.

COMMUNAL GARDENS

There are communal gardens made up of mainly laid to lawn areas host to borders with a variety of shrubs, plants and trees. To the immediate rear of the property there is a paved patio area.

GARAGE

Located within a communal block there is an up and over door.

LOCATION

The Retirement Village has a well-supported social centre with many monthly events & activities (are subject to change).





Markfield Village - The village of Markfield has a Co-Operative supermarket and is well supplied with local shops, pubs, restaurants, hairdressers, post office and GP Medical Centre. This lovely village 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 M1M69M42 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.

ANTI 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.

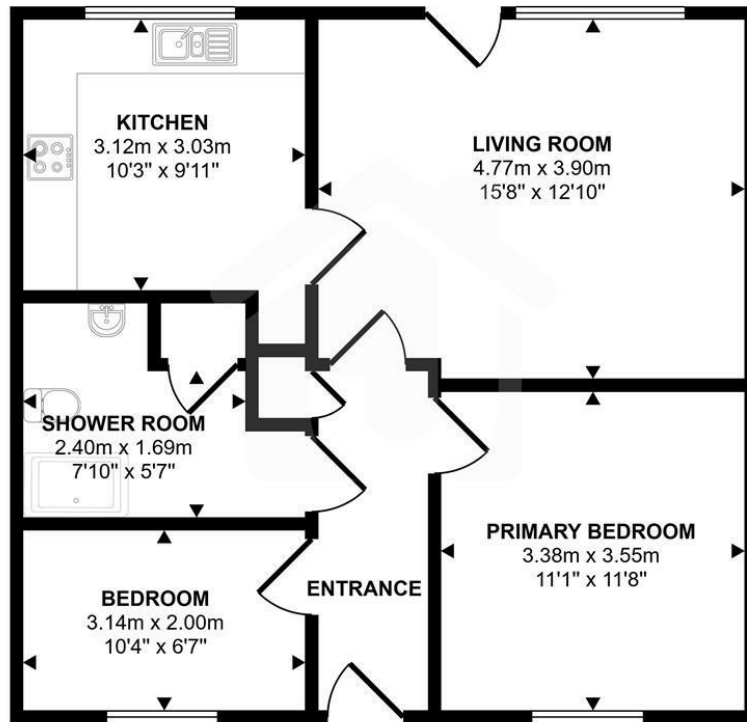
DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. 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
62 sq m / 662 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	

