



**39 JACQUELINE  
ROAD, MARKFIELD LE67  
9RD**

**£259,950  
FREEHOLD**

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



LOCATED WITHIN THIS HIGHLY SOUGHT AFTER LOCATION OF MARKFIELD VILLAGE COMES OFFERED FOR SALE THIS WELL PRESENTED, TWO BEDROOM ADAPTED DETACHED BUNGALOW WITH WIDENED WHEELCHAIR FRIENDLY DOORS AND WET ROOM. A LOVELY PROPERTY THAT IN BRIEF BENEFITS FROM AN ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, TWO BEDROOMS AND A WET ROOM/SHOWER ROOM. THERE IS A LOW MAINTENANCE AND EYE-CATCHING GARDEN. FROM THE FRONT THERE IS BRICK PAVED OFF ROAD PARKING. RECENTLY RE-CARPETED AND PAINTED. A VIEWING COMES HIGHLY ADVISED TO FULLY APPRECIATE.





#### ENTRANCE HALL

There is a radiator, power point and doors that lead to:

#### LOUNGE 17'6 x 9'9

Benefiting from a Velux window, window to the rear aspect, power points, radiator, feature fire surround with open fire and access through to:

#### DINING AREA 21'1 x 9'3

With windows and patio doors to the rear aspect radiator, power points and access through to:

#### KITCHEN 9'4 x 6'2

Having a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob, extractor, power points, plumbing for a washing machine and access back to the Hallway.

#### BEDROOM 15'4 x 9'11

Benefiting from windows to both the front and side aspects, radiator and power points.

#### BEDROOM 11'3 x 7'8

There is a window to the front aspect, radiator and power points.

#### SHOWER ROOM/WET ROOM 9'7 x 5'6

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

#### REAR GARDEN

There are steps leading down to a gravelled garden with borders home to a number of shrubs, plants and trees. There is also a paved patio area.

#### PARKING

From the front there is brick paved off road parking.

#### 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.
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.**



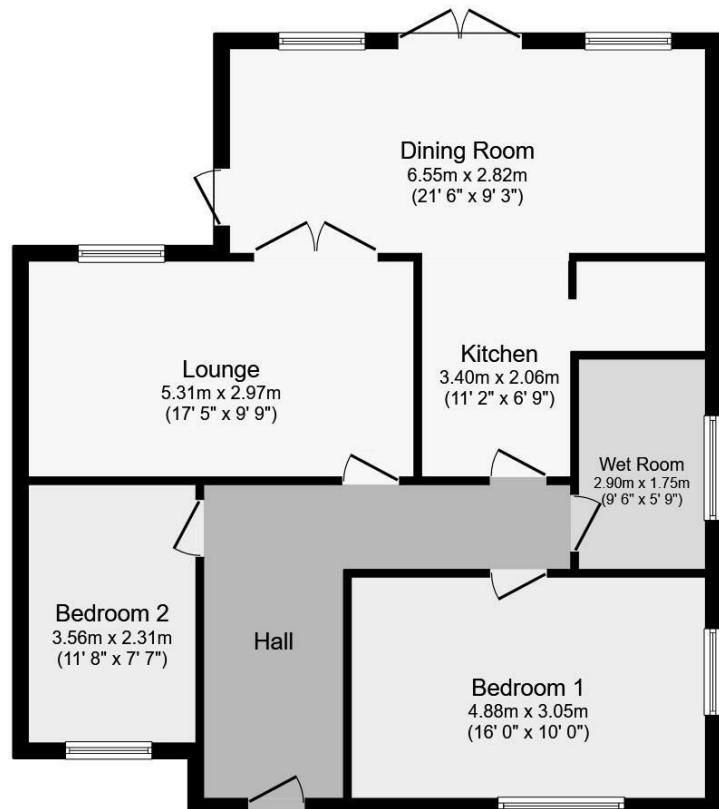


## LOCATION



## MEASUREMENTS

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Floor Plan

Floor area 86.2 m<sup>2</sup> (927 sq.ft.)



## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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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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