JUDGE
ESTATE AGENTS

1 THE LAURELS, MARKFIELD LE67 9HA

£219,950
LEASEHOLD

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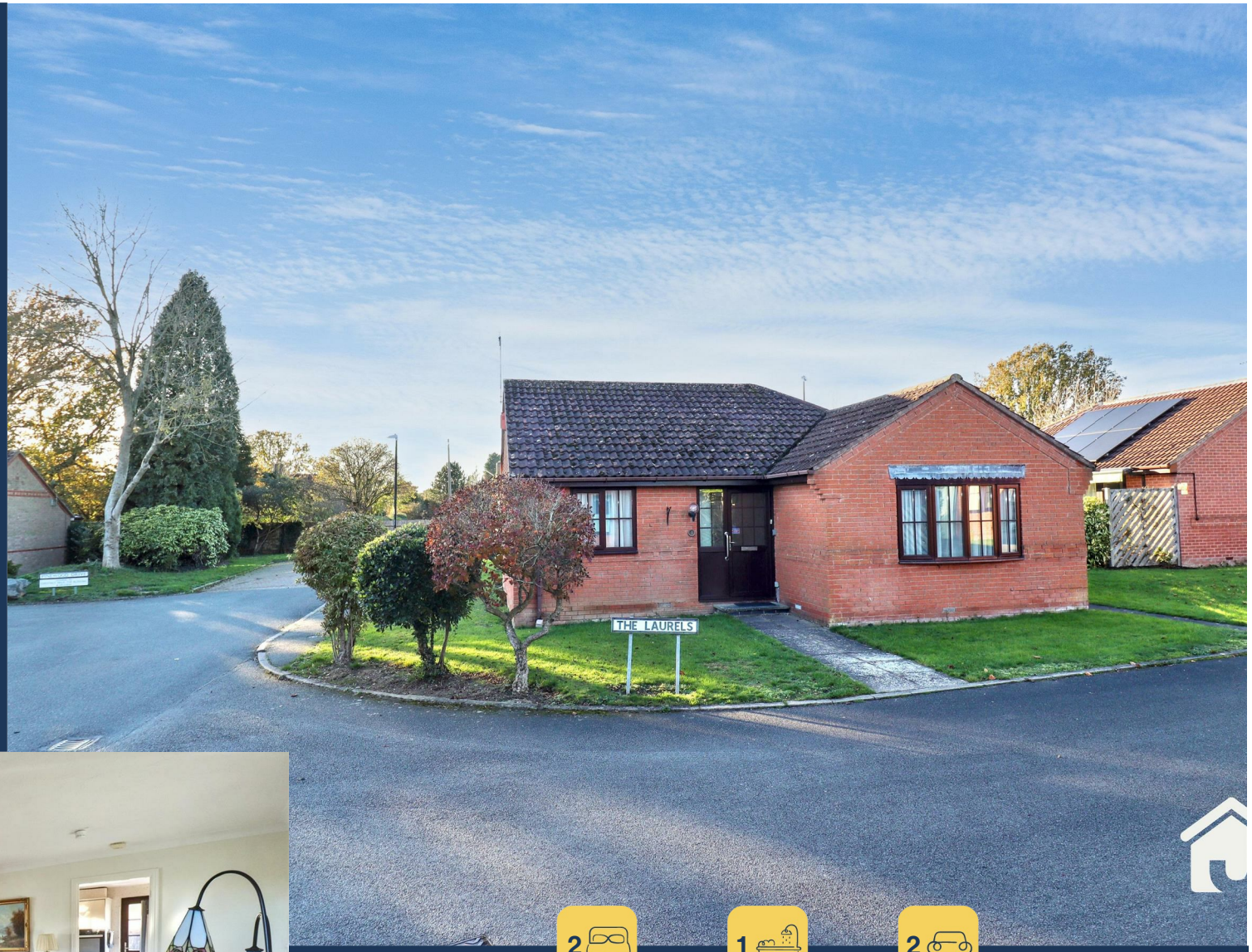
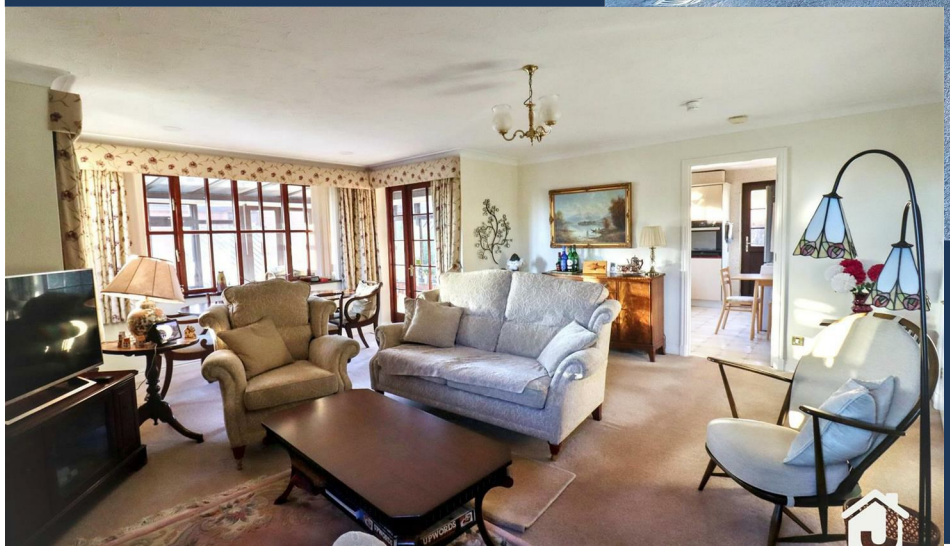
Leicestershire, LE7 7AZ





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JUDGE ESTATE AGENTS ARE EXTREMELY EXCITED TO OFFER FOR SALE THIS VERY RARE, GENEROUSLY SIZED TWO BEDROOMED DETACHED BUNGALOW WITHIN MARKFIELD COURT PURPOSELY BUILT FOR THOSE AGED OVER 55. FOR ANYBODY LOOKING FOR A PEACEFUL LOCATION WHICH IS SURROUND BY WOODLAND AND BEAUTY, WHILST ENJOYING THE BENEFITS OF COMMUNAL GARDENS, THIS LOVELY HOME WOULD BE IDEAL FOR YOU. AS YOU ENTER THERE IS A SPACIOUS ENTRANCE HALL, GENEROUSLY SIZED LIVING/DINING AREA, CONSERVATORY, KITCHEN/BREAKFAST AREA, TWO BEDROOMS AND A SHOWER ROOM. THE ADDED BENEFITS TO THIS PROPERTY ALSO OFFER, OFF ROAD PARKING WHICH LEADS TO A GARAGE. AN INTERNAL VIEWING COMES HIGHLY ADVISED TO FULLY APPRECIATE THIS BEAUTIFUL HOME.







ENTRANCE HALL
Having an airing cupboard, fitted wardrobe, power points, electric storage heater and doors leading to:

LIVING/DINING ROOM 18'-12'11 x 17'-11'
There are windows to both the side & rear aspects, power points, electric storage heater, fire with feature surround and doors that lead to:

CONSERVATORY/PORCH 15'10 x 7'
There are windows to the side & rear aspects, power points, electric storage heater and access to the communal gardens.

KITCHEN/BREAKFAST 12' x 10'
Having a window to the rear, a range of wall & base units and worksurface, integral oven & hob with an extractor fan, sink with a mixer tap, plumbing for washing machine, power points and a door to the outside.

PRIMARY BEDROOM 11'11 x 10'
Benefitting from a bow fronted window, power points, fitted wardrobes and an electric storage heater.

BEDROOM 9' x 7'11
With a window to the front aspect, power points & an electric storage heater.

SHOWER ROOM
Comprising a low level wc, wash hand basin, walk in shower, heated towel rail, complementary tiling, window, fitted cupboard & a vanity cupboard.

COMMUNAL GARDENS
There are beautifully kept & well maintained communal gardens that are made up of mainly laid to lawn areas, with a host of borders with flowers as well as seating areas.

PARKING
Please note: There is allocated off road parking that leads to:

GARAGE
Benefitting from an up & over door.

LEASEHOLD INFORMATION
We have been advised of the following:
Service charge - £2,414.00 per annum (which includes home Insurance).
Ground Rent - £35 per annum.
Lease length - 999 years from 28th September 1985.
Qualifying Age: 55 Years or over.

LOCATION
The retirement village has a well supported social center with many monthly events and activities (can be subject to change).

MARKFIELD VILLAGE
Markfield village is well supplied with shops, restaurants, hairdressers, post office and a GP medical center. This lovely village is situated in North West Leicestershire on the edge of the renown Charnwood and the National Forests. It is well known for its popularity in terms of its convenience for access to Leicester city, Loughborough, Coalville as well as Ashby De La Zouch. There is also ease of access to the M1 and the M69 and all major road networks for travelling either North, South, East or West and also to East Midlands airport.

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.

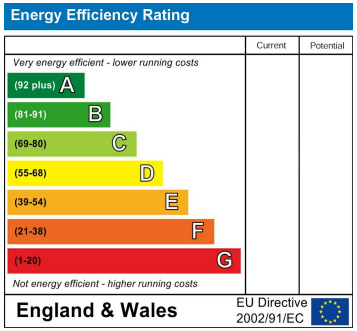
ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

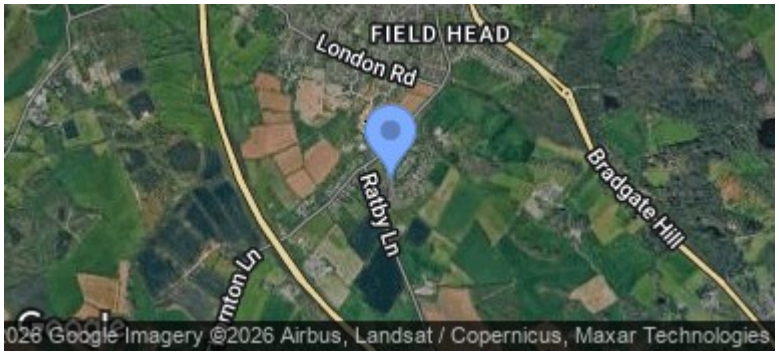
1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

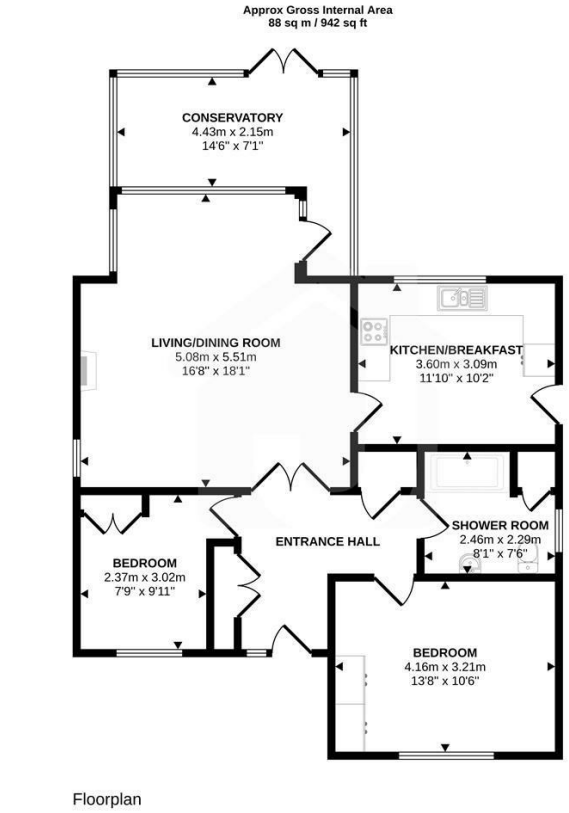
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.











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.

MEASUREMENTS

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. 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.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

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

ZOOPLA rightmove

TERMS & CONDITIONS

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.