



- TWO BEDROOM BUNGALOW
- IMMACULATELY PRESENTED
- OPEN PLAN LIVING/DINING/KITCHEN

- OVER 55'S
- BEAUTIFUL COMMUNAL GARDENS
- COUNCIL TAX BAND - B

Asking price £198,000



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.

This particular bungalow is generously sized and much improved, ready to move in which in brief benefits from an Entrance Hall, Open-plan Living/Dining/Kitchen, Two Bedrooms and a Shower Room.

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.

#### LEASEHOLD INFORMATION

We have been informed of the following from the seller:  
 Lease: 999 years with 956 years left remaining  
 Ground Rent: £35 per annum  
 Service Charge: £2,249 per annum

#### ENTRANCE HALL

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

#### LIVING/DINING/KITCHEN

26'2 x 12'11 - 9'8 (7.98m x 3.94m - 2.95m)  
 Benefiting from windows and a door to the rear aspect, electric storage heater, power points and to the Kitchen area

there are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, plumbing for a washing machine, power points, electric storage heater and a window to the rear aspect.

#### BEDROOM

11'8 x 11'3 (3.56m x 3.43m)  
 With a bow fronted window, power points and an electric storage heater.

#### BEDROOM

10'5 x 6'5 (3.18m x 1.96m)  
 There is a window to the front aspect, power points and an electric storage heater.

#### SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, vanity cupboard, complimentary tiling and a window to the side aspect.

#### 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.

#### 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.

#### 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.

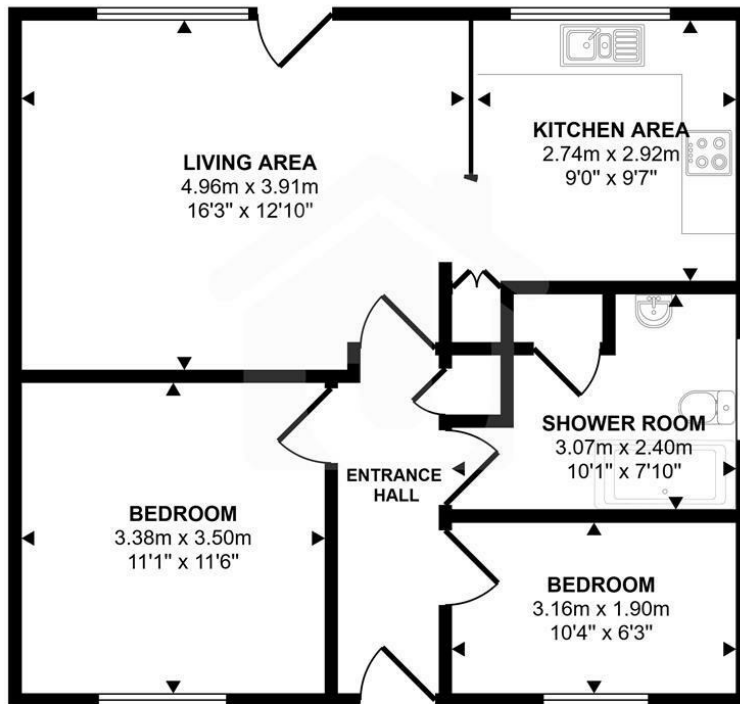
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



Approx Gross Internal Area  
60 sq m / 642 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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