



- TWO BEDROOM LINK-DETACHED BUNGALOW
- INTEGRAL GARAGE
- BEAUTIFUL GARDENS
- IDEAL FOR ACCESS TO MAJOR ROADS AND MOTORWAY
- AMPLE OFF ROAD PARKING
- FOUR PIECE BATHROOM SUITE
- CUL-DE-SAC POSITION
- COUNCIL TAX BAND - C

Offers in the region of £329,950

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



This impressive, two bedroom link-detached bungalow resides upon the head of this highly sought after cul-de-sac within a sought after village. Very well presented, this fantastic home benefits from an Entrance Hall, Living Room, Kitchen/Dining Room, Two Bedrooms and a Four Piece Bathroom Suite. There is a fantastic garden that is to the rear and wraps along to the side of the Bungalow that enjoys both social and lawn areas. From the front there is access to Off Road Parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having a window to the side of the property, radiator and doors to:

LIVING ROOM

15'11 x 14'4 (4.85m x 4.37m)

Benefiting from windows to the front and rear aspects, radiator, power points, TV point and door to:

KITCHEN/DINING

15'9 x 9'1 (4.80m x 2.77m)

With a range of wall and base units having work surfaces, sink with mixer tap and drainer, integral oven, grill and hob with extractor, windows to the front and rear aspects, radiator, power points and a door to the rear Garden.

PRIMARY BEDROOM

16' x 9'10 (4.88m x 3.00m)

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

BEDROOM

12'10 x 8'3 (3.91m x 2.51m)

Having a window to the side aspect, radiator and power points.

BATHROOM

10'10 x 8'8 - 6'4 (3.30m x 2.64m - 1.93m)

Comprising a low level WC, Wash hand basin, Walk in Shower, Bath, Complimentary floor to ceiling tiling, Loft access, Window to the side aspect and an Airing cupboard.

GARDENS

A beautiful, eye-catching garden with a patio that then leads onto a mainly laid to lawn area leading along to the side of the property with a stone chipped area with a shed and also a mainly laid to lawn garden with borders to the side.

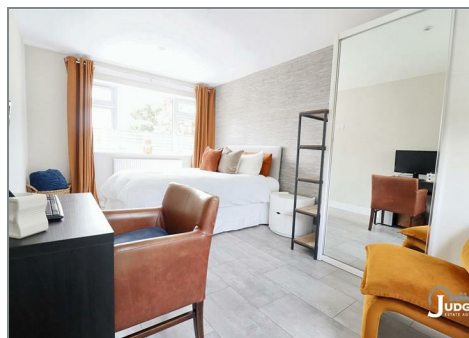
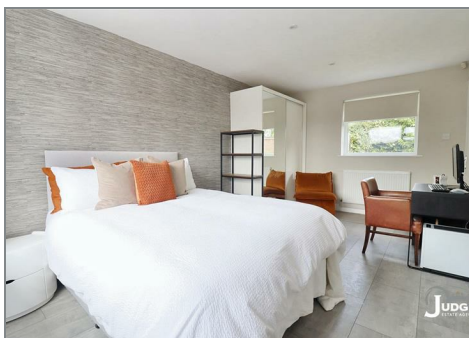
PARKING

From the front there is off road parking that leads up to:

GARAGE

16'4 x 8'9 (4.98m x 2.67m)

There is a roller door with a window to the rear aspect and the facilities of both power and lighting.





MARKFIELD VILLAGE

The village of Markfield benefits greatly from being surrounded by easily accessible countryside with public footpaths radiating from the village. The village has a full range of amenities and services. It is close to the beauty spots of Bradgate Park, Swithland Woods and Thornton Reservoir and the Forest Golf course is very convenient.

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.

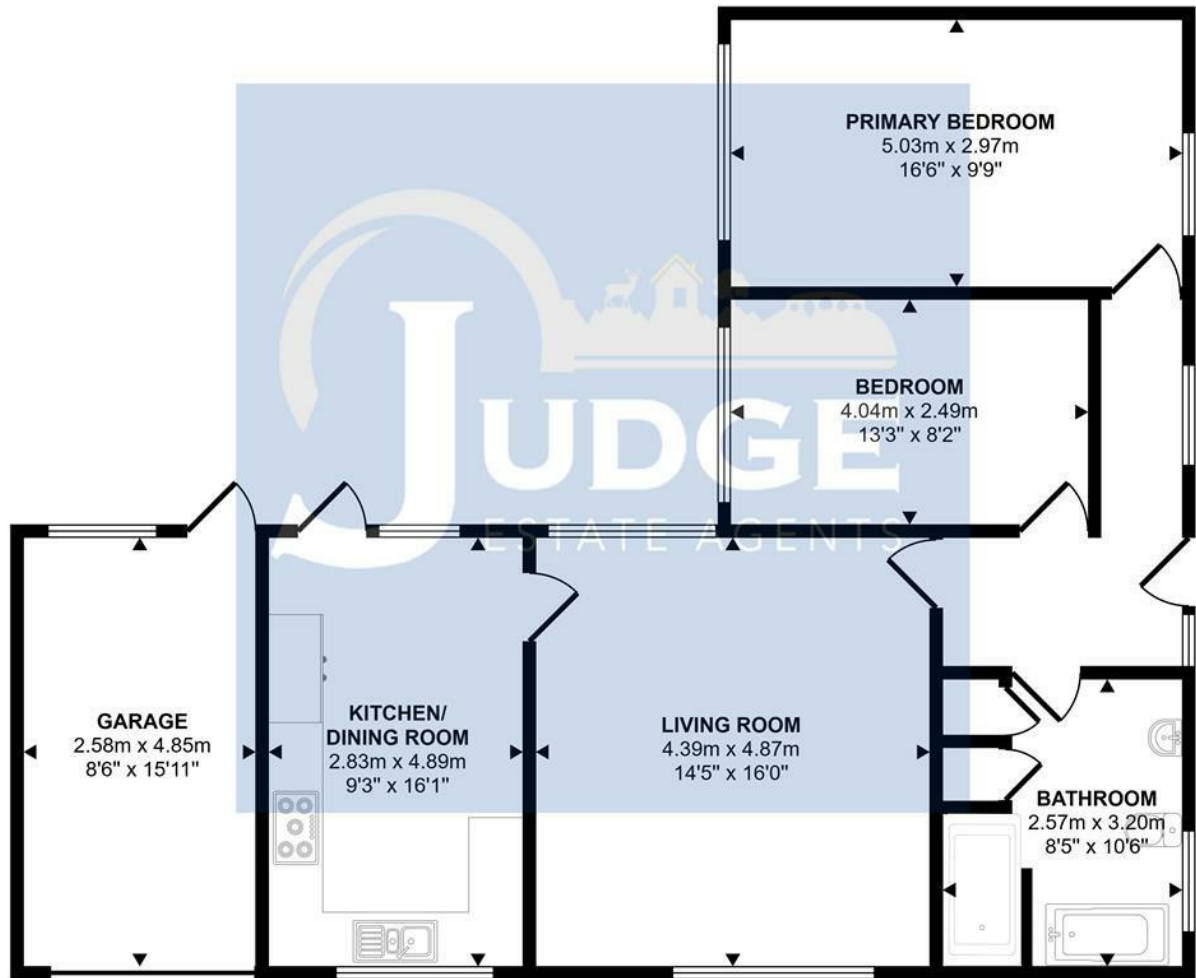
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



Approx Gross Internal Area
91 sq m / 979 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.

