



20 CHITTERMAN WAY, MARKFIELD, LE67 9WU

OFFERS OVER £195,000

# 20 CHITTERMAN WAY, MARKFIELD, LE67 9WU

## £195,000 FREEHOLD



### ENTRANCE PORCH

With a door that leads to:

### LIVING ROOM

13'10 x 12'7

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and a door that leads to:

### INNER HALL

With doors that lead to:

### KITCHEN

14'1 x 9'1

Having a range of wall and base units and work surfaces, sink with mixer tap, integral oven, grill and hob with extractor, plumbing for a washing machine, power points, fitted cupboard, window and a door to the rear aspect.

### PRIMARY BEDROOM

13'11 x 9'1 maximum

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

### BEDROOM

14'1 x 7'1

Having a window to the rear aspect, radiator, power points and fitted wardrobes.

### BATHROOM

Comprising a low level WC, wash hand basin, bath, walk in shower, window to the rear aspect, complimentary tiling, radiator, airing cupboard and access to the loft.

### REAR GARDEN

A lovely garden that comprises a mixture of paved and decked seating areas with chipped slate areas all with a nice harmony of shrubs and plants. There is a gate to the rear for use of access with bins and to the communal block where the Garage is.

### PARKING

Access off of Chitterman Way there is access to the Garage which is shared with others in a communal block.

### GARAGE

17'6 x 8'6

Benefiting from an up and over door.



## MARKFIELD VILLAGE

The village of Markfield 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 M1\M69\M42 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.

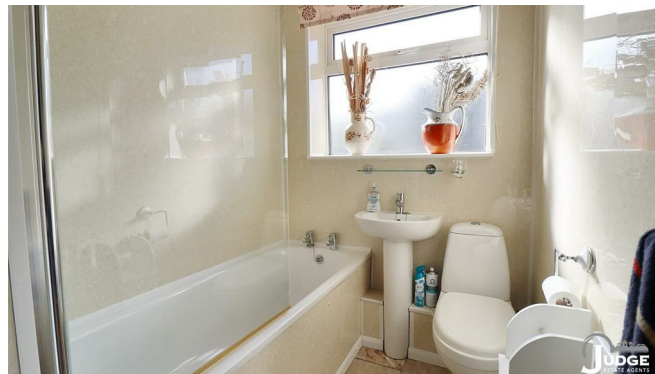
## MEASUREMENTS & FLOORPLANS

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.
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

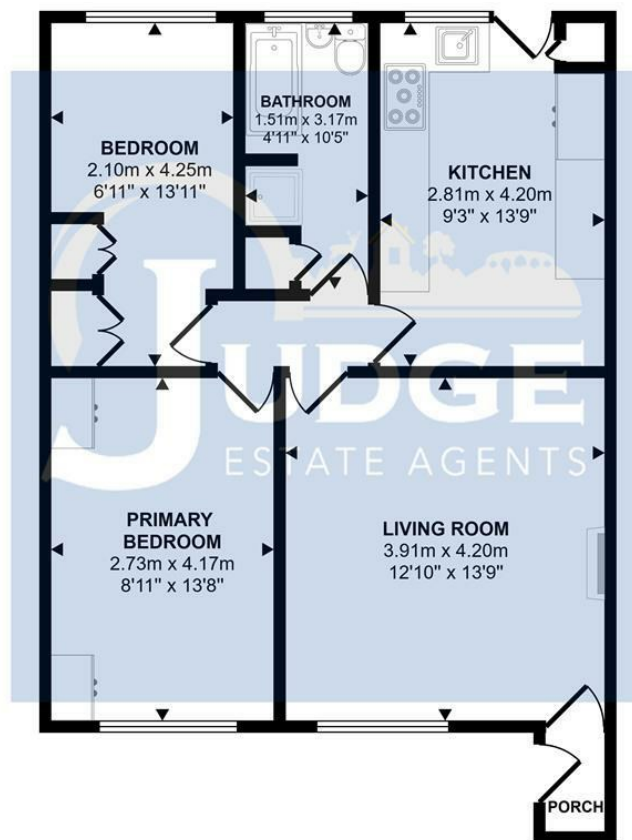


finalising their offer to purchase.

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.

Approx Gross Internal Area  
59 sq m / 630 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.

Viewings strictly by  
appointment via Judge  
Estate Agents

### Contact

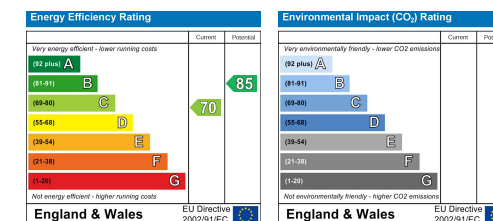
13 The Nook  
Anstey  
Leicester  
Leicestershire  
LE7 7AZ

sales@judgeestateagents.co.uk

Office Hours  
Monday - Friday 9am-5pm  
Saturday - 10am - 2pm

0116 236 7000

rightmove



WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

