



**30 JACQUELINE  
ROAD, MARKFIELD LE67  
9RB**

**£249,950**  
**FREEHOLD**



0116 236 7000



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



JUDGE ESTATE AGENTS OFFER TO THE MARKET THIS TWO BEDROOM DETACHED BUNGALOW THAT RESIDES UPON A GENEROUS PLOT AND IS LOCATED WITHIN A HIGHLY REGARDED VILLAGE LOCATION. BEING OFFERED FOR SALE WITH NO UPWARD CHAIN, THIS LOVELY PROPERTY WITH POTENTIAL FOR THE NEXT OWNER TO ADD THEIR OWN VISION BENEFITS BRIEFLY OF AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, CONSERVATORY, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM. FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO A CAR PORT THAT THEN LEADS TO THE GARAGE. TO THE REAR THERE IS AN IMPRESSIVE AND EXTENSIVE WELL ESTABLISHED GARDEN.



#### **ENTRANCE PORCH**

There is access that leads to:

#### **ENTRANCE HALL**

Having a radiator, loft access and doors that lead to:

#### **LIVING ROOM 15'9 x 10'9**

Benefiting from windows to the side aspect, radiator, power points, feature fire surround, window to the rear aspect and a door that leads to:

#### **CONSERVATORY 10'2 x 6'1**

With windows to both the side and rear aspects, radiator and a door to the side aspect.

#### **KITCHEN 12'3 x 11'9**

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, pantry, window to the rear aspect, radiator, power points and a door to the side that leads to the Car Port.

#### **BEDROOM 13'6 into bay x 9'**

Benefiting from a bay fronted window, radiator, power points, fitted wardrobes and cupboard.

#### **BEDROOM 12'3 maximum x 8'9**

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

#### **SHOWER ROOM**

Comprising a low level WC, wash hand basin, Walk in shower, Complimentary tiling, Heated towel rail and a Window to the side aspect.

#### **REAR GARDEN**

An impressive, well maintained garden that is of a generous size and appreciates patio, gravelled and lawn areas all enjoying a number of shrubs and plants.

#### **PARKING**

From the front there is Off Road Parking that leads to:

#### **CAR PORT 17'5 x 8'**

There is power and lighting a door to the side accessing the Garden and double doors that lead to:

#### **GARAGE 16'3 x 8'3**

Benefiting from the facilities of both power and lighting and a window to the side aspect.

#### **MARKFIELD**

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 WHATSOEVER IN RELATION TO THIS PROPERTY.





## LOCATION

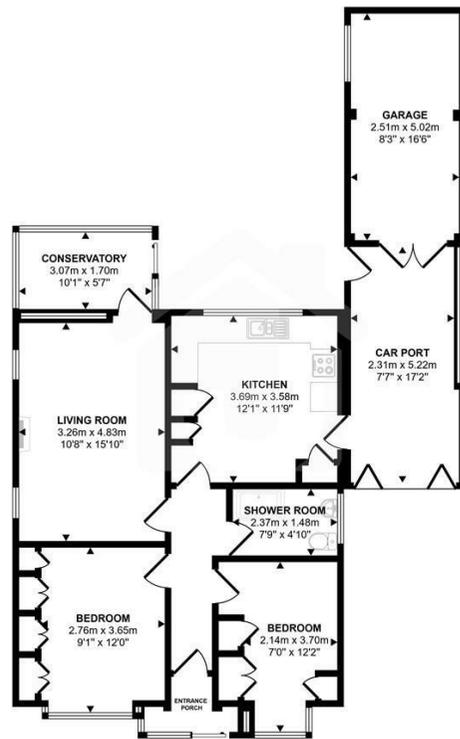


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Approx Gross Internal Area  
97 sq m / 1045 sq ft



Floorplan

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## VIEWINGS

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

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## LET'S TALK



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ZOOPLA

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## TERMS & CONDITIONS

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