JUDGE
ESTATE AGENTS

82 FOREST ROAD, MARKFIELD LE67 9UN

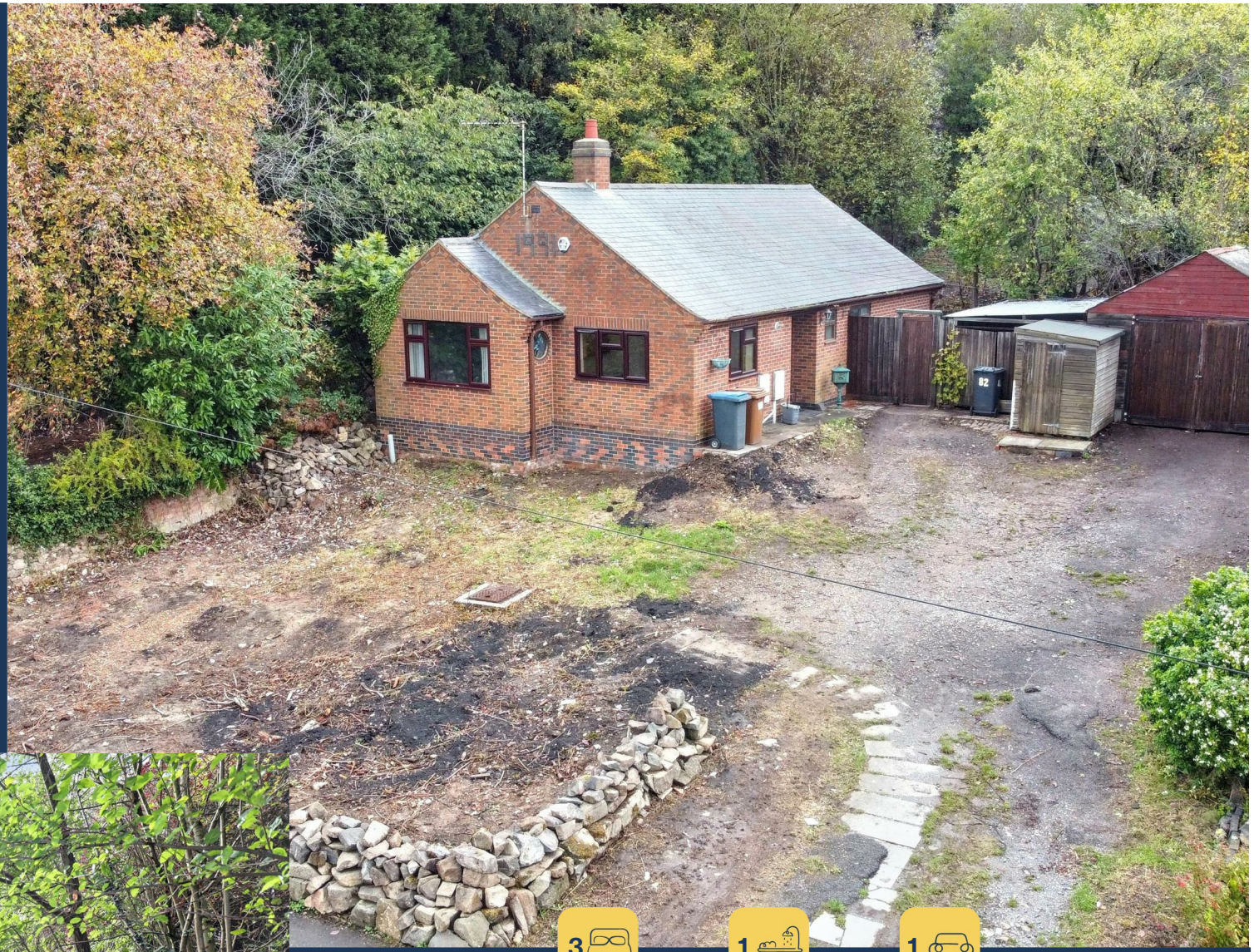
OFFERS OVER £338,000
FREEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

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



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JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET A RARE OPPORTUNITY WITH THIS DETACHED THREE BEDROOM BUNGALOW RESIDING UPON A GENEROUS PLOT AND SUBJECT TO NECESSARY PLANNING CONSENTS. LOCATED ON THE EDGE OF THIS HIGHLY REGARDED VILLAGE AND OFFERING GREAT VIEWS FROM THE FRONT, THE BUNGALOW OFFERS AMPLE OFF ROAD PARKING AND A DOUBLE GARAGE ALTHOUGH IN NEED OF MODERNISATION. THE BUNGALOW IN BRIEF COMPRISES AN ENTRANCE HALL, LIVING ROOM, KITCHEN, THREE BEDROOMS, STUDY/STORE AND A BATHROOM. THE REAR ENJOYS AN EXTENSIVE AND MATURE GARDEN. PLEASE BE ADVISED THERE WILL BE SET ALLOCATED BLOCK VIEWINGS.

ENTRANCE HALL
There is an airing cupboard, radiator, power point, built in cupboard and doors that lead to:

LIVING ROOM 14'7 x 11'3
Benefiting from a window to the front aspect, porthole window to the side aspect, radiator and power points.

KITCHEN 11'4 x 10'5
Having a range of wall and base units and work surfaces, sink, windows to the front and side aspects and power points.

STUDY/STORE 7'10 x 5'4
Having a window to the side aspect and power points.

BEDROOM 12'9 - 9'8 x 11'3 - 7'10
Having a window to the rear aspect, radiator and power points.

BEDROOM 9'8 x 9'8
There is a window to the rear aspect, radiator and power points.

BEDROOM 7'10 x 7'6
Benefiting from a window to the side aspect and power points.

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

PARKING
From the front there is ample off road parking for a number of vehicles as well as access to:

GARAGE 17'9 x 15'5
In need of repair and modernisation there are double doors.

REAR GARDEN
A generously sized garden that has established laid to lawn areas as well as mature trees and shrubs. There is also a shed and greenhouses too.

MARKFIELD VILLAGE
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.

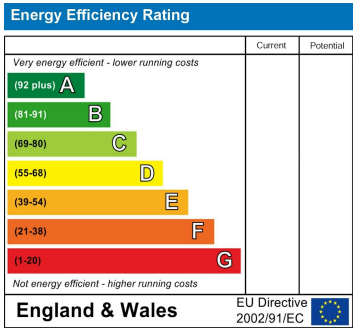
ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £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.

3. 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.

4. 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
102 sq m / 1097 sq ft

Floorplan
Approx 77 sq m / 824 sq ft

Garage
Approx 25 sq m / 274 sq ft

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

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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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

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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.