JUDGE
ESTATE AGENTS

307 LEICESTER ROAD, MARKFIELD LE67 9RH

£475,000
FREEHOLD

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RESIDING UPON APPROXIMATELY A THIRD OF AN ACRE WITHIN THE HIGHLY REGARDED FIELD HEAD, MARKFIELD LOCATION COMES OFFERED FOR SALE THIS VERSATILE, THREE/FOUR BEDROOM DETACHED BUNGALOW. THE FANTASTIC LAYOUT OFFERS FANTASTIC LIVING SPACE AND IS ALSO AN IDEAL HOME FOR FAMILIES OR THOSE LOOKING FOR A SPACIOUS BUNGALOW. INTERNALLY THIS FANTASTIC PROPERTY BENEFITS AN ENTRANCE HALL, THREE BEDROOMS (ONE WITH A SNUG THAT CAN BE CONVERTED INTO MAKING A FOURTH BEDROOM), BATHROOM, EN-SUITE, SPACIOUS KITCHEN/DINING ROOM, SPACIOUS LIVING ROOM, UTILITY AND A ROOM CURRENTLY USED AS A GYM. TO THE SIDE OF THE PROPERTY THERE IS A COURTYARD AND TO THE REAR, A BREATH TAKING AND WELL ESTABLISHED GARDEN WITH SEATING AREAS AND MUST BE SEEN TO APPRECIATE. FROM THE FRONT THERE IS AMPLE BRICK PAVED PARKING WITH A BEAUTIFUL MATURE BORDERED GARDEN. JUDGE ESTATE AGENTS ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.







ENTRANCE HALL
There is a radiator and doors to:

BEDROOM 12'5 x 9'5
Benefiting from a window to the side aspect, Velux window, radiator, power points and access through to:

DRESSING AREA
With Sharp fitted units with integrated shelves, and hanging space as well as a door to:

EN-SUITE
Comprising a low level WC, Wash hand basin, Walk in Shower, Velux window, Complimentary tiling, Vanity cupboard and a Heated towel rail.

BEDROOM/SNUG 24'2 x 11'11 - 8'11
A versatile room with lots of space that with the right planning can be split into two separate Bedrooms and used as a bedroom with snug benefiting from windows to the front and side aspects, radiator and power points.

BEDROOM 12' x 11'11
Having a window to the front aspect, radiator and power points.

BATHROOM
Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Heated towel rail and an extractor.

KITCHEN/DINING 22'10 x 11'9
There are a range of wall and base units with work surfaces, integral hotpoint double oven, hob with extractor, sink with mixer tap and drainer, radiator, integral dishwasher, kick board lighting, power points, window to the rear aspect, door to the side leading to a courtyard area which is brick paved. There is also a door to the rear garden, door to the Living room and door to:

UTILITY/REAR PORCH
There is a work surfaced area, plumbing for a washing machine, power points, window and door to the rear garden, fitted cupboard and door to:

GYM/BEDROOM 12'2 x 6'10
Currently used as a Gym area which could be made into an extra Bedroom with a window to the front aspect, radiator and power points.

LIVING ROOM 17'7 x 17'
This beautiful, spacious living area enjoys Velux windows, Windows and Patio doors to the rear garden, radiator, power points and TV point.

REAR GARDEN
This fantastic eye-catching garden appreciates a lovely patio which then leads onto a decked pathway slowly sloping down to the mainly laid to lawn area boasting many borders home to a variety of plants, flowers, shrubs and trees including blueberry, gooseberries, raspberries, blackcurrant and redcurrant, together with some plums. There is also flagged pathways, easily maintained raised beds and a Greenhouse (10 x 8) which is two years old having toughened glass (not over lapping) and glazing beads were used in construction. There are a number of seating areas to appreciate the many beauty spots the garden gives.

PARKING
From the front there is access to ample block paved off road parking. There is a mature bordered area with a number of shrubs, plants and trees.

DIRECTIONS
This lovely property is best accessed from Markfield Lane, near the Field Head Hotel, there is a slip road that leads to Leicester road and continue along this road until you reach the Bungalow (SAT NAV Postcode - LE67 9RH)

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. In the nearby villages of Markfield, Copt Oak and Newtown Linford there are a good range of amenities including shopping for day-to-day needs, restaurants, public houses and a wide range of sports clubs including tennis, football and cricket.

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

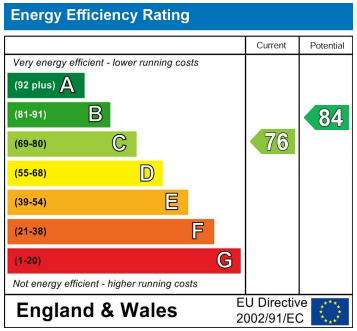
4)Please provide and assist proof of affordability

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.

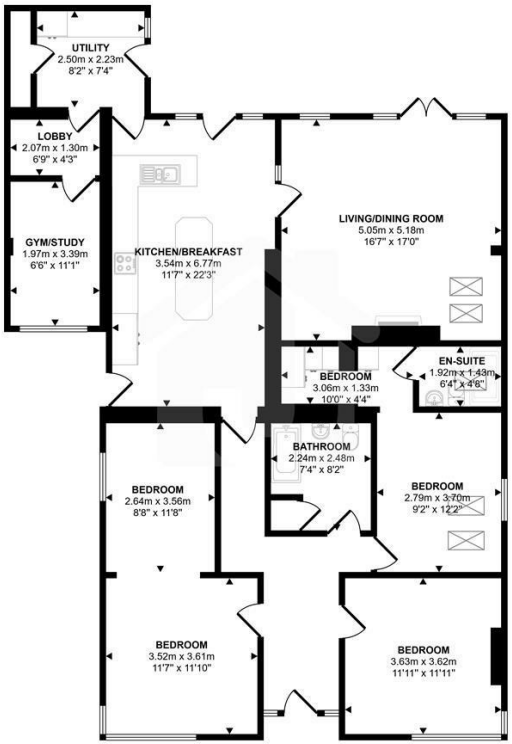








Approx Gross Internal Area
149 sq m / 1607 sq ft



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.

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Viewings strictly by appointment via Judge Estate Agents.
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LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

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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.