

ON HOLD



Pinewood Drive, Markfield

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Offers In Excess Of £177,500


MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Well presented semi detached bungalow
- Lovely retirement village for those aged 55 and above
- Entrance hall, good sized lounge
- Conservatory feature to the rear

THE BUNGALOW AND LOCATION Well presented semi detached bungalow situated in this delightful development. Accommodation briefly comprises entrance hall, good sized lounge, conservatory, refurbished kitchen, two bedrooms and shower room. Externally there is a driveway and single garage.

The award winning Markfield Retirement Village was purpose designed and built in 1986 for the over 55's and comprises 123 one or two bedroom bungalow and flats, managed by Weeke Management Ltd. The village benefits by being surrounded by accessible countryside and if walking is your favourite occupation there are a variety of public footpaths including the Leicestershire Round, many Conservation areas and the famous historic Bradgate Park nearby.

There is a frequent bus service into the City of Leicester as well as Coalville and Loughborough. Markfield itself has a Co-operative supermarket and is well supplied with local shops, pubs, restaurants, hairdressers, post office and GP Medical Centre.

The Retirement Village has a well-supported social centre with many monthly events, and every day activities such as short mat bowls, snooker, keep fit and a very popular coffee bar which is also licensed. Visiting families can avail themselves of the guest suite.

ACCOMMODATION

ENTRANCE HALL Accessed via a double glazed entrance door. Storage heater, access to the roof space, coving to ceiling.

LOUNGE 15' 10" x 13' (4.83m x 3.96m) With double glazed window to the rear elevation, double glazed door opening to the conservatory, wall mounted electric fire, storage heater and coving to ceiling.





KITCHEN 9' 10" x 9' 9" (3m x 2.97m) With a range of modern units at eye and base level providing work surface, storage and appliance space. Electric hob with extractor hood over, electric oven, space for fridge/freezer, breakfast bar, single drainer sink unit with mixer tap over, double glazed window to the rear elevation.

CONSERVATORY 9' x 6' 2" (2.74m x 1.88m) Being of brick plinth and double glazed unit construction. Electric panel heater, door opening to the communal gardens.

BEDROOM ONE 11' 8" x 9' 9" (3.56m x 2.97m) With double glazed bow window to the front elevation, in built wardrobes, electric panel heater, coving to ceiling.

BEDROOM TWO 9' 10" x 6' 7" (3m x 2.01m) With double glazed window to the front elevation. Electric panel heater.

SHOWER ROOM Comprising a suite in white of wash

hand basin with storage beneath, W.C. Cubicle housing the Mira electric shower. Airing cupboard, electric panel heater, tiled walls, opaque double glazed window.

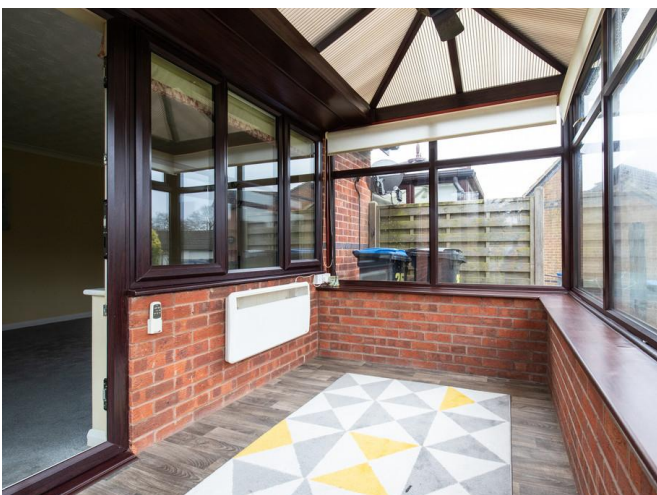
GARAGE 15' 4" x 9' (4.67m x 2.74m) Situated a short distance from the rear of the bungalow, with electric up and over door, light and power supplies (electricity supply to the garage is billed from Weeke Management Ltd). The garage is fronted by a driveway providing off road parking.

OUTSIDE The bungalow is situated amongst neatly maintained communal gardens.

Lease:- 999 years from 29 September 1985

Ground Rent:- £110 per annum as at January 2024 (could be subject to change)

Management/Service Charge:- The vendor advises us that the property is subject to a management fee/service charge of £2182 per annum as at January



2024 payable to Weeke Management (could be subject to change)

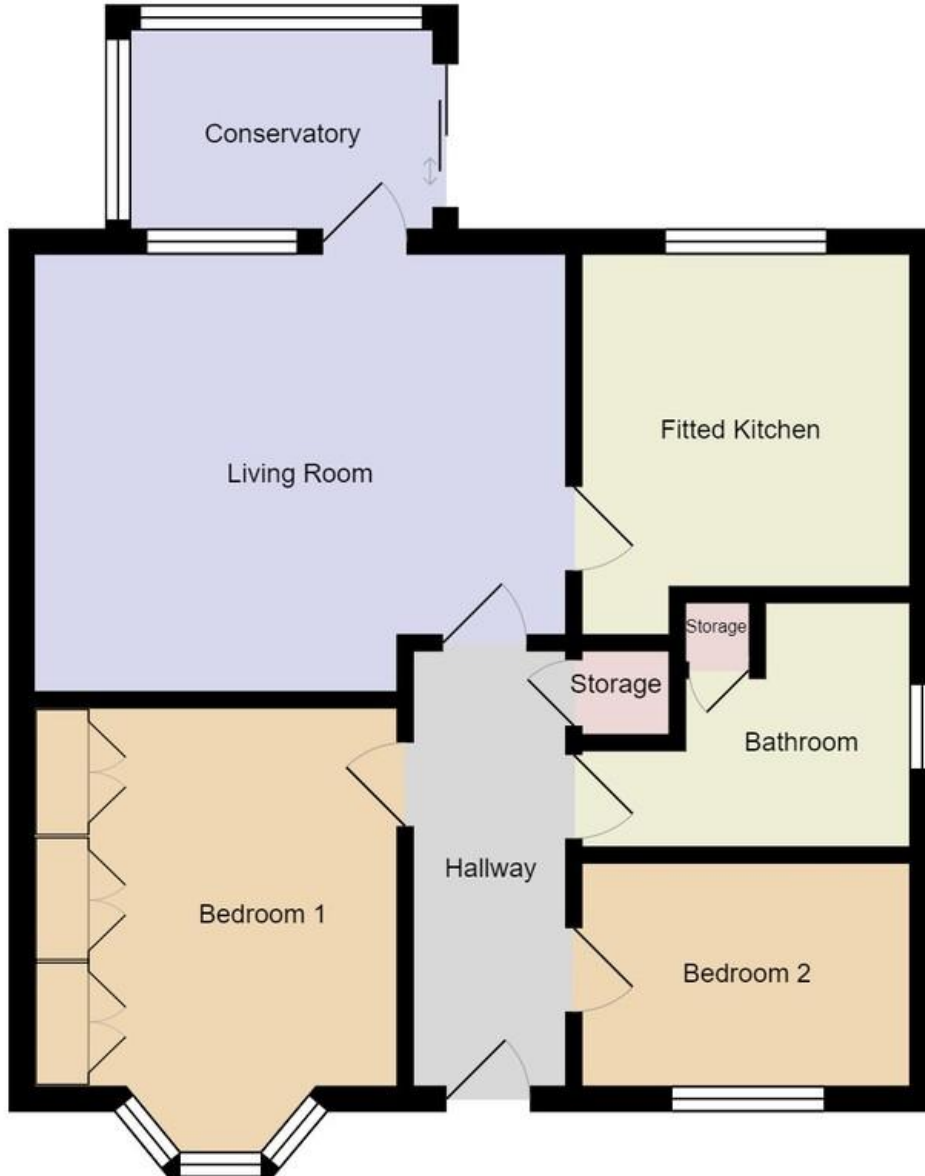


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.