

NICK HUMPHREYS

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SINCE 1986



Pinewood Drive, Markfield, LE67 9RQ

£185,000

Nestled in the tranquil setting of Pinewood Drive, Markfield, this leasehold semi-detached bungalow is a delightful opportunity for those aged over 55 seeking a peaceful yet convenient lifestyle. The property is part of the well-regarded Markfield Court development, which is surrounded by picturesque woodland and natural beauty, providing a serene environment for relaxation and leisure.

This spacious bungalow boasts a well-designed layout, featuring an inviting entrance hallway that leads to an open-plan living and kitchen area, perfect for both entertaining and everyday living. The property includes two comfortable bedrooms, a large pantry/cupboard for additional storage, and a luxurious four-piece bathroom suite. A charming conservatory extends the living space, allowing you to enjoy the views of the beautifully maintained communal gardens throughout the seasons.

One of the standout features of this property is the generously sized garage/workshop located in a separate block, offering ample space for hobbies or additional storage. The bungalow also provides off-road parking for two vehicles, ensuring convenience for residents and guests alike.

Residents of Markfield Court benefit from excellent transport links, with a nearby bus service and easy access to major roads and motorways, making it simple to explore the surrounding areas. The community also offers a social centre, fostering a sense of belonging and connection among neighbours. The property is on a 999 year lease from 29 September 1985, we are advised the annual service charge is £1,911.00 with the ground rent of £105.00 P.A included and insurance of £198.00, please ask your legal representative to confirm this.

In summary, this bungalow presents a unique opportunity to enjoy a comfortable and active lifestyle in a peaceful setting, with the added advantages of spacious living areas, beautiful gardens, and a supportive community.

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Property Information

Entrance Hall

Fitted with a cloaks cupboard and a storage cupboard. Includes a power point, an electric storage heater, and doors leading to:

Living Room/Kitchen - 7.59m x 3.78m (24'11" x 12'5")

A bright and spacious area with windows to the sunny southern aspect. Features an electric storage heater, TV point, power points, and a range of wall and base units with work surfaces. Includes a double sink with mixer tap and drainer, an integral fridge/freezer, an integral oven with hob, extractor fan, and light. Plumbing is available for a washing machine, and there is a large walk-in pantry. Door leading to:

Conservatory - 3.91m x 1.98m (12'10" x 6'6")

With windows to the rear and side aspects, this room includes power points and a door to the side aspect.

Bedroom 1 - 4.11m x 3.86m (13'6" x 12'8")

Features a bow-fronted window, extensive fitted wardrobes and cupboards, power points, and an electric storage heater.

Bedroom 2 - 2.77m x 2.41m (9'1" x 7'11")

Includes a window to the front aspect, power points, and an electric storage heater.

Bathroom - 2.77m x 2.18m (9'1" x 7'2")

Comprising a low-level WC, wash hand basin, bath, walk-in shower, complementary tiling, a window, an airing cupboard, and a heated towel rail.

Gardens

The communal gardens are mainly laid to lawn, with borders containing a variety of shrubs, plants, and trees. A paved patio area is situated immediately to the rear of the property.

Garage/Workshop - 5.7m x 6m (18'8" x 19'8")

Located within a block, the garage features a remote-controlled electric up-and-over door.

Tenure

Leasehold :-

Weekes Management LTD

Service charge £1,911.00 PA

Insurance £198.00 PA

Ground rent (including conservatory) £105.00 PA

Council Tax Band

Hinckley & Bosworth

Council Tax Band : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

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

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

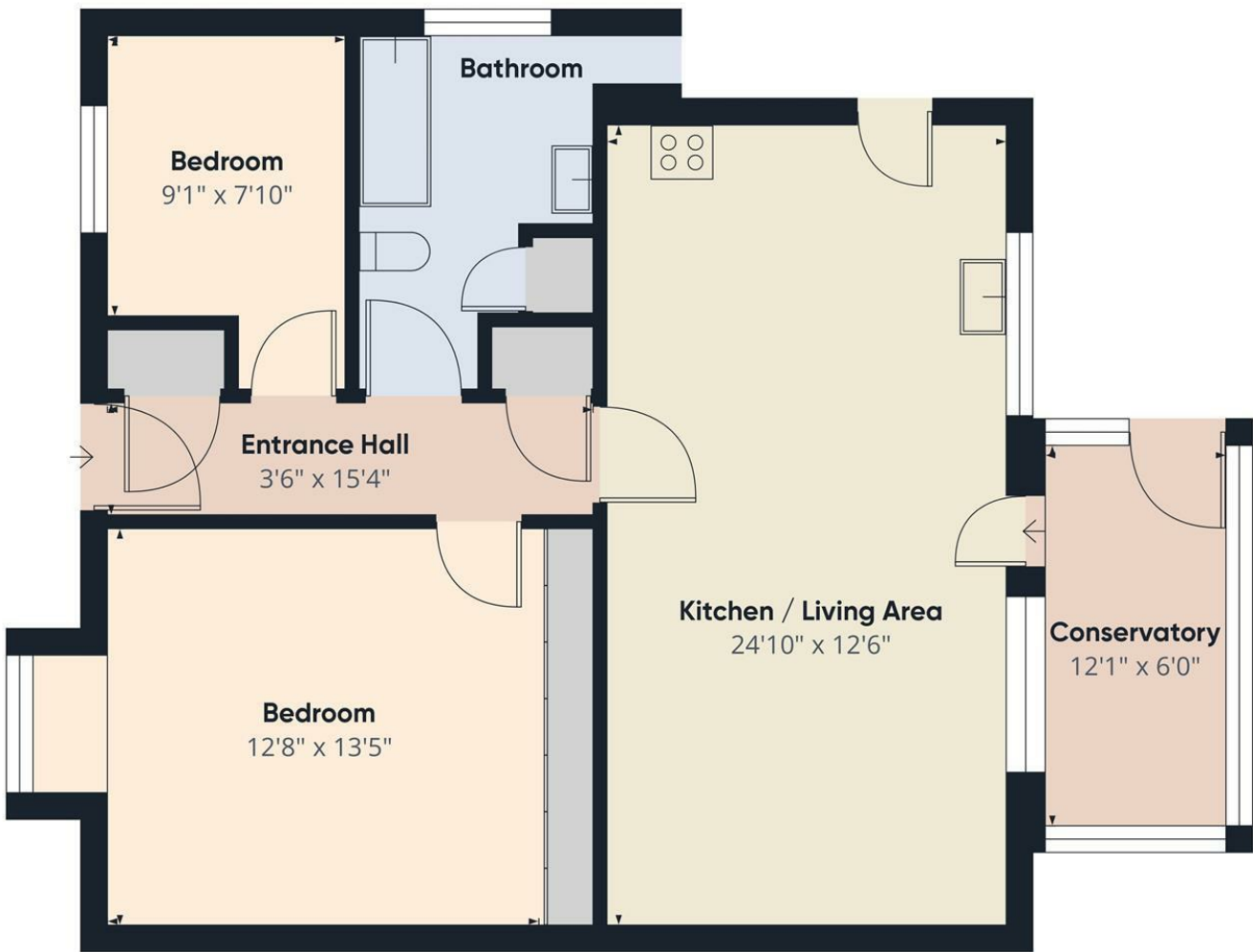
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Approximate total area⁽¹⁾
746.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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