



OFFERS OVER £210,000
THE LAURELS, MARKFIELD



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Nestled on the outskirts of the village, just off Ratby Lane, Markfield Court offers a peaceful and picturesque setting with a rural outlook. Comprising a collection of retirement bungalows designed for those aged 55 and over, this complex provides a tranquil and secure environment for its residents. Presenting a wonderful opportunity for retirees seeking a comfortable and convenient lifestyle, this detached bungalow boasts a single garage, off-road parking, and well-maintained lawned gardens. With well-arranged accommodation and a good overall condition, this bungalow is ready for immediate occupancy and is available for purchase with no chain, streamlining the buying process for prospective homeowners.



Stepping into the property's entrance hall through a UPVC framed and panelled part-sealed unit double obscure glazed entrance door, you are greeted with laminate wood effect flooring and ample natural light. The hall features an electric panelled heater, smoke alarm, ceiling-mounted light fitting, and access to the roof void. Conveniently, there's a shelved storage or cloaks cupboard and a separate shelved airing cupboard housing a lagged hot water cylinder.

The lounge diner is a welcoming space with a feature fireplace boasting a stone effect, perfect for cozy evenings. The room also includes a TV point, electric panelled heater, coved ceiling with a light fitting and a smoke alarm, as well as a sealed unit double glazed picture window that opens to a private patio area via matching French doors, offering a lovely outdoor retreat.

The breakfast kitchen is well-equipped with a range of units, including a single bowl stainless steel sink and drainer unit with a hot and cold mixer tap, inset into an L-shaped rolled edge worktop. The kitchen provides plumbing and space for an automatic washing machine, as well as a selection of drawers and cupboards under. Tiled splashbacks add a touch of style, and a sealed unit double glazed window allows natural light to flood the space. Integrated appliances include a split-level cooker comprising a built-in single electric oven with cupboards over and under, and a 'Neff four-plate electric hob with a cooker hood over, inset into double and single wall cupboards. The kitchen also features vinyl flooring, an electric panelled heater, quadruple and triple spotlight clusters, a single corner wall







cupboard, electric fuse boxes, and a UPVC framed and panelled part-sealed unit double obscure glazed external side door.

The bungalow comprises two well-proportioned bedrooms, both retaining their original charm. Bedroom one is a double room boasting a double glazed bay picture window, an electric panelled heater, a ceiling-mounted light fitting, a warden call pull cord, and a TV point. Twin built-in double hanging and shelved wardrobes provide ample storage. Bedroom two features a sealed unit double glazed window, an electric panelled heater, and a ceiling-mounted light fitting.

The shower room is well-appointed and includes a fully tiled shower cubicle with a wall-mounted 'Triton T80i' electric shower unit, complete with a flexi hose on a sliding track and a fitted shower seat. The shower area is enclosed with glazed doors and screens, ensuring comfort and safety. The room also comprises a pedestal wash hand basin with tiled splashback and a low-level flush W.C. Laminate wood effect flooring, an electrically heated towel rail, a mirrored cabinet, an electric shaver point, and a 'Dimplex' wall heater are additional features. A 'Vent Axia' extractor fan and a sealed unit double obscure glazed side window with a blind complete the well-designed shower room, which also includes a warden call pull cord.





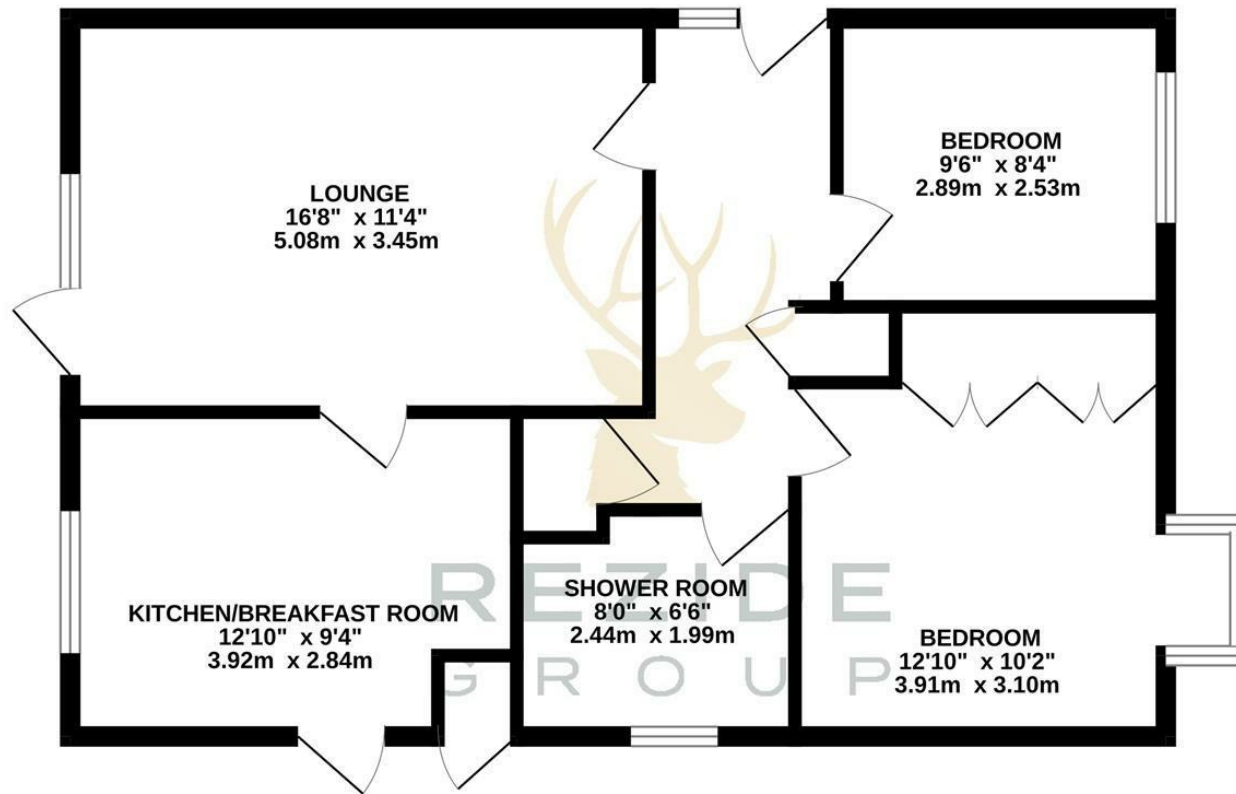
Externally, the property enjoys an open-plan, lawned front garden, enhancing its curb appeal. A block-paved side driveway provides convenient off-road parking for at least one vehicle and grants access to an attached single brick-built garage. The garage boasts an electrically operated metal up-and-over door, a part obscure glazed personal rear door, fitted wall shelving, and an electric light and power supply. The rear garden is communal and thoughtfully laid out with a lush lawn and a private flagged patio area, providing an inviting space to enjoy the outdoors amidst a variety of shrubs and bushes.

In summary, this charming detached bungalow located in Markfield Court's esteemed retirement complex offers a serene and comfortable lifestyle for those aged 55 and over. The property's well-maintained condition, desirable features, and the absence of a chain make it a highly appealing option for retirees seeking a peaceful yet sociable environment. With its single garage, off-road parking, and mainly lawned gardens, this bungalow presents a wonderful opportunity for retirees to enjoy a tranquil and fulfilling retirement in a picturesque setting on the edge of the village.

Tenure:

We understand that this property is held Leasehold on a 999-year lease with a general Ground Rent and Service Charge of Approximately £2,000 PA (current year including Ground Rent) that covers essential services like garden maintenance, window cleaning, and buildings insurance. The Service Charge also includes access to a community centre with a lounge where various clubs and social activities are organised, fostering a sense of community and companionship among residents. Prospective buyers are advised to consult their solicitor to confirm and verify these details for accuracy.





TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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