



**FOR SALE**

2 Bed Semi-Detached in Pinewood Drive, Markfield LE67 9RQ

**Offers Over £170,000**



## PROPERTY FEATURES

- Over-55s residential development
- Two-bedroom semi-detached bungalow
- Deceptively spacious accommodation
- Generous lounge/diner
- Well-proportioned kitchen
- Main bedroom with fitted wardrobes
- Second bedroom with built-in storage
- Solar panels for improved energy efficiency
- Driveway & garage
- Rear patio with communal gardens

## FULL DESCRIPTION

### SUMMARY

A deceptively spacious two-bedroom semi-detached bungalow, located within a quiet over-55s development in the sought-after village of Markfield. Offering comfortable, low-maintenance living, the property features an entrance hall, a generous lounge/diner, a well-proportioned kitchen, a main bedroom with fitted wardrobes, a second bedroom with built-in storage, and a modern shower room. The home also benefits from solar panels, enhancing energy efficiency. Outside, there is a block-paved driveway, garage, and a private patio area to the rear, with access to well-maintained communal gardens. Markfield offers a range of local amenities and excellent transport links to Leicester and surrounding areas, while being close to attractive countryside walks.

### ENTRANCE HALL

*11' 4" x 3' 8" (3.45m x 1.12m)* Accessed via a UPVC double glazed front door. Doors off to: Lounge, bedrooms and shower room. Storage cupboard. Loft hatch. Electric storage heater.

### LOUNGE/DINER

*15' 4" x 13' 0" (4.67m x 3.96m)* UPVC double glazed door out to: Rear patio. UPVC double glazed window to rear aspect. Ceiling fan. 2 x TV points. Telephone point. Electric storage heater. Sliding door through to: Kitchen

### KITCHEN

*10' 4" x 9' 8" (3.15m x 2.95m)* Having a selection of fitted upper and lower cabinets with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a high level single electric oven, electric hob with extractor over, space with plumbing for a freestanding washing machine with a further space for a freestanding fridge/freezer. UPVC double glazed window to rear aspect.



# Phillips George



## **BEDROOM ONE**

11' 4" x 10' 7" (3.45m x 3.23m) UPVC double glazed bay style window to front aspect. Built-in wardrobes. Electric storage heater.

## **BEDROOM TWO**

10' 3" x 6' 4" (3.12m x 1.93m) UPVC double glazed window to front aspect. Built-in wardrobe with built-in over bed storage. Telephone point.

## **SHOWER ROOM**

10' 3" x 8' 0" (3.12m x 2.44m) Comprising: Corner shower enclosure, low level WC and wash hand basin over a vanity cupboard. UPVC double glazed window to side aspect. LED spotlights. Extractor. Wall tiling to shower enclosure and floor tiling throughout. Chrome heated towel rail. Airing cupboard housing hot water tank benefitting from shelving.

## **OUTSIDE**

The property has a block paved driveway providing off road parking for two vehicles. There is a garage with up and over door. To the rear is a paved patio area overlooking a well kept lawn and planted borders. There are also multiple communal garden areas throughout the development.

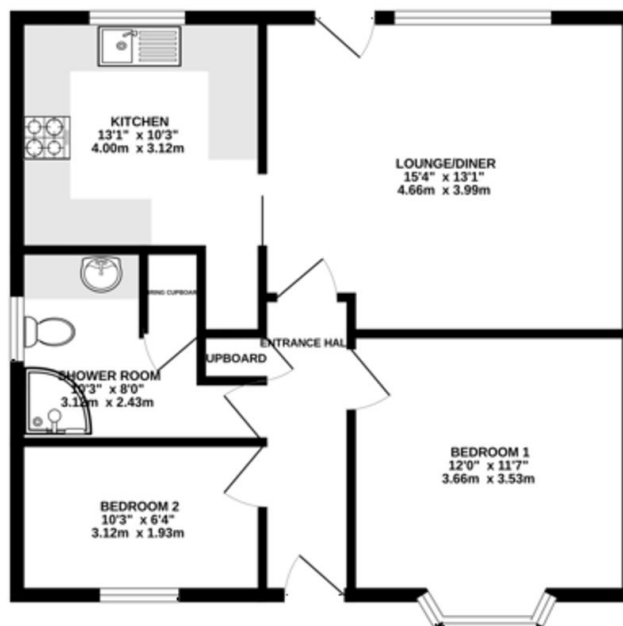




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.epc4u.com		



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

