



Whitehead's
ESTATE AGENTS

Upland Drive

Markfield, LE67 9WF

£120,000

- Warden Controlled
- Quiet Location
- Over 60's
- Off Road Parking
- No Chain
- 2 Bedrooms
- Lounge/Diner
- Kitchen



Occupying a great position on this ever popular warden controlled development, next door to the warden and with the additional advantage of communal parking virtually right outside your front door, you can't fail to be impressed with this very well presented two bedroom mid terraced bungalow, specifically aimed for the over 60's which provides a way of living and a lifestyle with similar like minded people within a safe and secure environment.

Easy to maintain and economical to run, the properties are perfectly positioned on Uplands Drive, right in the heart of the village, close to all the amenities, perfect for a gentle walk into the village centre.

Internally the property affords nearly 600 sq ft of living space, well presented & maintained, with electric storage radiators, UPVC windows, hand rails and emergency pulls in each room connected to a control centre and warden. A gentle path to the front door leads into the entrance hall, the lounge & dining room provides comfortable living space with access

into the rear conservatory which takes full advantage of the aspect onto the rear garden.

The kitchen is small and functional with a comprehensive range of units, the main bedroom is a good size, whilst bedroom two has built in wardrobes and could easily be used as a study. Finally the spacious shower room enjoys a double shower enclosure with hand grips. There is a small patio to the rear with a wonderful unoverlooked aspect with neatly tended communal gardens.

Conveniently situated on Upland Drive, right in the heart of the village, the property is perfectly situated to enjoy the benefits of village life whilst embracing the convenience and accessibility of the location, being situated on the A50 perfect for commuting into Leicester City, 8 miles distant, within 2 miles of junction 22 of the M1 and right on the doorstep of the scenic Chamwood Forest Countryside including Bradgate Park. The village enjoys a comprehensive

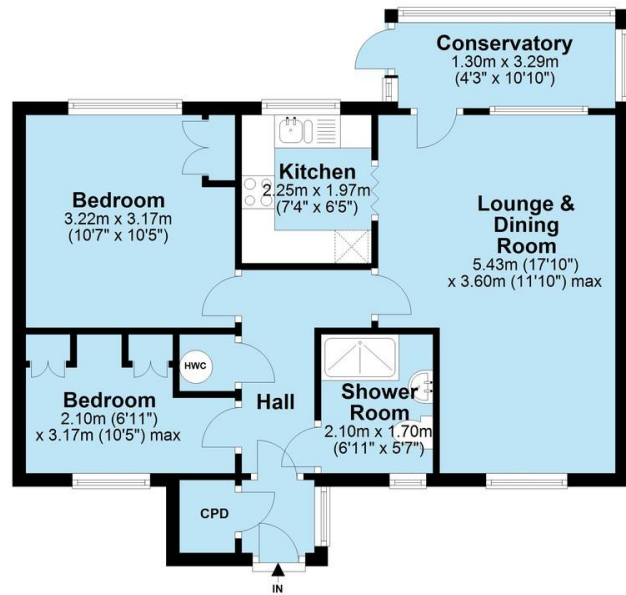
range of facilities, with regular bus services, excellent village primary school and doctors surgery.

TENURE The property is Leasehold, we are advised that there is 98 years remaining and a monthly service charge of £234 pm

COUNCIL TAX The property is in Band B



Ground Floor



Total area: approx. 55.6 sq. metres (598.0 sq. feet)

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

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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