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# READINGS

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Beech Close  
Markfield, LE67 9RT

**£239,950**



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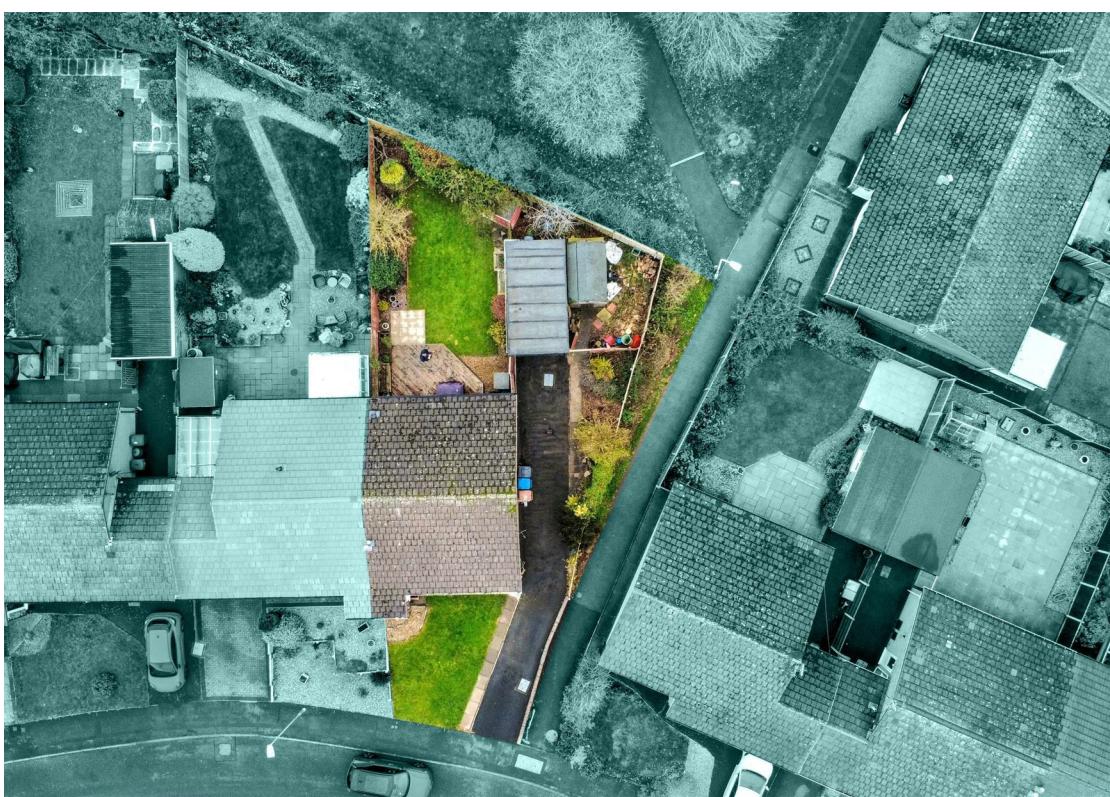
## Beech Close

, Markfield, LE67 9RT

This beautifully presented, surprisingly spacious two-bedroom semi-detached bungalow sits on a generous plot and backs onto a lovely park. It features uPVC double-glazed windows and doors, along with a gas central heating system.

You step inside through the porch into an inviting lounge with a cosy fireplace. An inner hallway leads to both bedrooms, a modern shower room and the dining kitchen. The kitchen offers plenty of storage and has a door opening out to the well-kept rear garden. Outside, you'll also find a single garage and additional garden space to the side and rear of the garage.

The front garden adds great kerb appeal and the driveway provides parking for multiple vehicles. Overall, it's an excellent bungalow in a popular location—ready for you to move in and enjoy.



### Property Information

Tenure: Freehold

Local Authority: Hinckley & Bosworth

Council Tax Band: C

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: na/

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.



## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

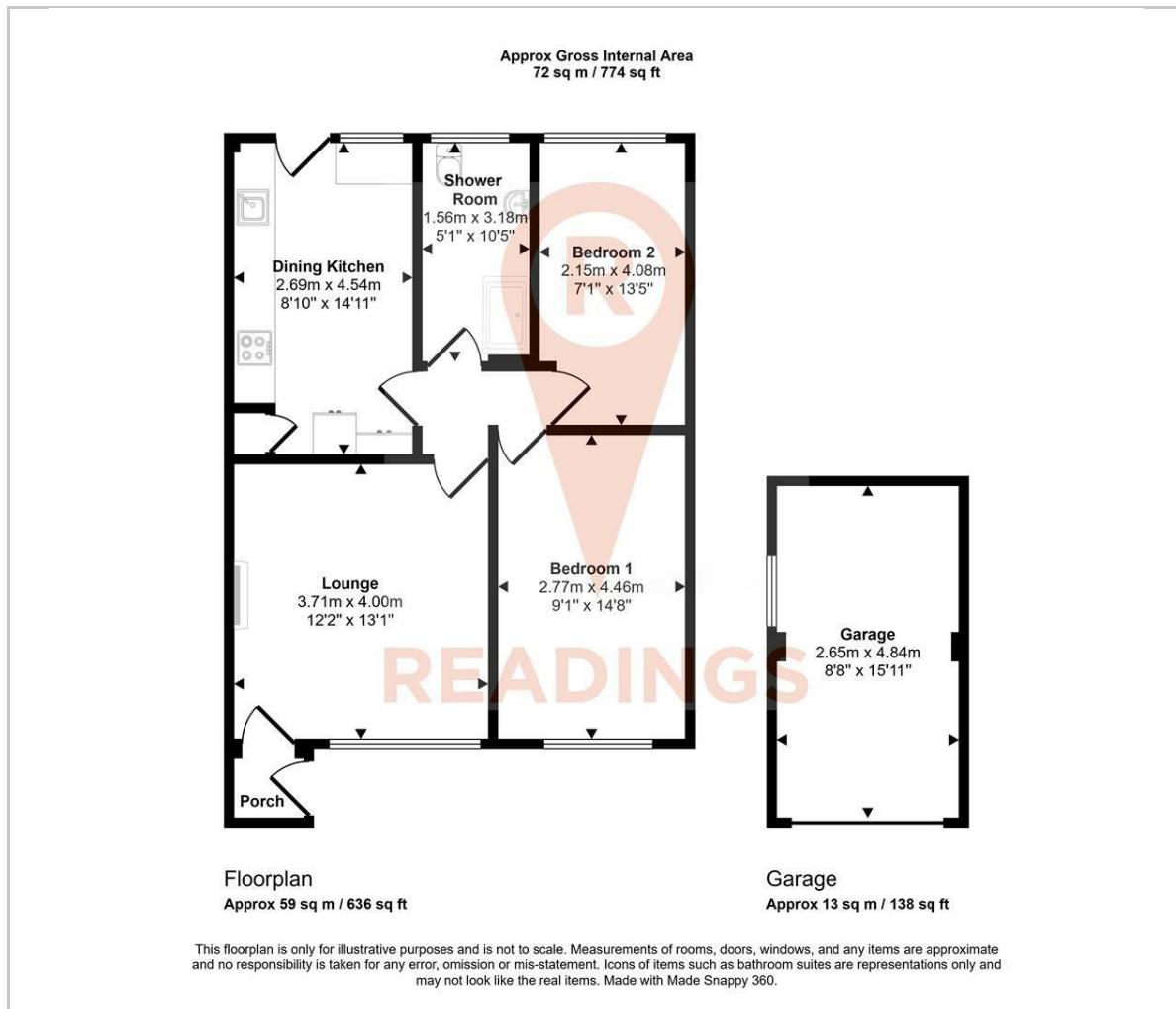
## Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

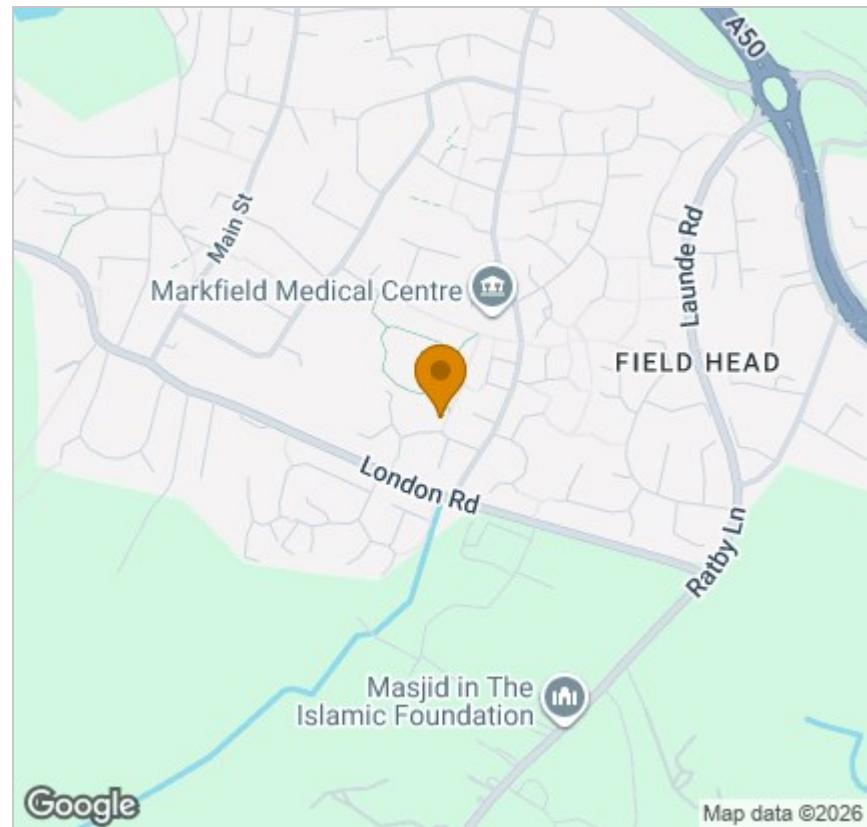
## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

