



220 BRADGATE ROAD, ANSTEY, LE7 7FD

PRICE GUIDE £565,000

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£565,000 FREEHOLD

ENTRANCE HALL

A spacious Entrance Hall with a built in cupboard, under stairs cupboard, radiator, power points, window to the side aspect, stairs leading to the first floor landing and doors to:

LIVING ROOM

24'3 x 11'11

Benefiting from a window to the front aspect, radiator, power points, TV point, Fire with feature surround and patio doors to the rear aspect leading to the garden.

WC

Comprising a low level WC, Wash hand basin and a Radiator.

KITCHEN/DINING

20'11 - 11'3 x 19'3 - 9'9

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, grill and five ring hob with extractor, windows to the side and rear aspects, integral dishwasher, fridge/freezer, wine rack, power points, radiator, door to the side aspect and patio doors to the rear aspect leading to the garden.

UTILITY

9'9 x 6'6

There is a window to the side aspect, sink with a mixer tap, wall and base units with work surface, power points, plumbing for a washing machine and a door to the Garage.

FIRST FLOOR LANDING

There is a window to the front aspect, radiator, power points and doors to:

MAIN BEDROOM

24'3 - 17'4 x 16'6 - 6'5

Benefiting from windows to the side and front aspects, power points, radiator and a door to:

EN-SUITE

9'8 x 6'8

Comprising a low level WC, Wash hand basin, Walk in Shower, Window to the side aspect and a Heated towel rail.

BEDROOM

24'3 - 19'5 x 9'8

Having a window to the rear aspect, radiator and power points.

BEDROOM

12'1 x 11'11

Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM

12' x 11'11

Having a window to the front aspect, radiator and power points.

BATHROOM

9'2 x 7'10

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Window to the rear aspect and a Heated towel rail.

REAR GARDEN

A beautiful, landscaped garden with a patio and sheltered area to enjoy the mainly laid to lawn garden with borders home to a number of flowers, plants, shrubs and trees.



PARKING

There is off road parking that leads to:

DOUBLE GARAGE

16'8 x 16'6

Benefiting from an electric door with a window to the front aspect and the facilities of both power and lighting.

ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run businesses including our office can be found as well as Post Office, Vets, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings strictly by appointment via Judge Estate Agents

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Saturday - 10am - 2pm

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	78 → 84	England & Wales
			EU Directive 2002/91/EC

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

