



1 STORER ROAD, ANSTEY, LE7 7YH

OFFERS OVER  
£235,000

# 1 STORER ROAD, ANSTEY, LE7 7YH

## £235,000 FREEHOLD



### ENTRANCE HALL

There are stairs leading to the first floor landing, radiator and doors to:

### KITCHEN

11'10 x 9'11

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor fan, radiator, power points, window to the front aspect and door to:

### WC

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

### LIVING ROOM

13' x 12'2 - 9'7

Benefiting from patio doors to the rear aspect, radiator, power points and TV point.

### FIRST FLOOR LANDING

There is a loft access and doors to:

### BEDROOM

13' x 8'9

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

### BEDROOM

13'1 - 9'11 x 8'5

There is a window to the front aspect, radiator, power points and an airing cupboard.

### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Radiator and a Window to the side aspect.

### REAR GARDEN

Having a patio that leads to a mainly laid to lawn area as well as a Shed.

### PARKING

There is allocated off road parking.



## ANSTEY VILLAGE

Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

## 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

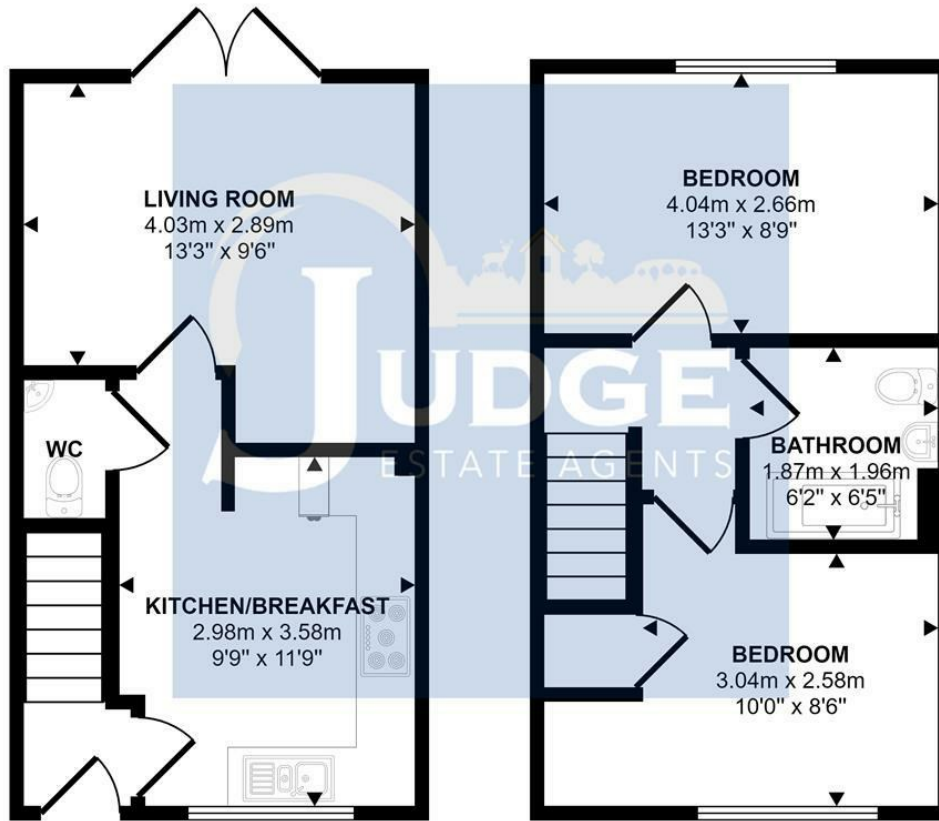
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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.

Approx Gross Internal Area  
61 sq m / 652 sq ft



Ground Floor  
Approx 30 sq m / 323 sq ft

First Floor  
Approx 30 sq m / 328 sq ft

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	97		

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

