



39 LONG CLOSE, ANSTEY, LEICESTERSHIRE,
LE7 7QG

OFFERS OVER £515,000

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£515,000 FREEHOLD



ENTRANCE HALL

There are stairs that lead to the first floor landing, power point, radiator, under stairs cupboard and doors to:

WC

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

LIVING ROOM

18' x 15'9 - 12'3

Benefiting from a bay window, radiator, power points, TV point, feature fire surround, window and patio doors to the rear garden.

STUDY

10' x 7'6

Having a window, radiator and power points.

KITCHEN/DINING ROOM

23'7 x 15'7 - 12'1

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, grill, island with breakfast bar, hob and integral wine fridge and power points, bay window, patio doors to the rear garden, radiator and access to:

UTILITY

With wall and base units and plumbing for a washing machine, power points and door to the rear garden.

FIRST FLOOR LANDING

Having a radiator, built in wardrobe, stairs leading to the second floor and there are doors accessing:

BEDROOM

13'10 x 13'5

Benefiting from built in wardrobes, windows to two aspects, radiator, power points and door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Window and Complimentary tiling.

BEDROOM

12'8 x 9'6

There is a window to the rear aspect, radiator, power points and built in wardrobes.

BEDROOM

12'9 - 11' x 8'8

Having a window, radiator and power points.

BEDROOM

11'5 - 9'5 x 8'5

Benefiting from a window, radiator, power points and built in wardrobes.

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Window, Radiator and Complimentary tiling.

SECOND FLOOR LANDING

With a Velux window, power points, window and doors to:

STORE ROOM/SNUG

17'9 x 6'11

With a Velux window and power points.



BEDROOM

18'11 - 11'6 x 14'8 - 5'3

Benefiting from a Velux window, power points, Window, radiator, fitted wardrobes and door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Velux window, Radiator and Complimentary tiling.

REAR GARDEN

Having a patio that leads to a mainly laid to lawn garden.

PARKING

There is gated access to off road parking for a number of vehicles that leads to:

DOUBLE GARAGE

Having an up and over door.

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)

Woollen 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.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

Viewings strictly by appointment via Judge Estate Agents

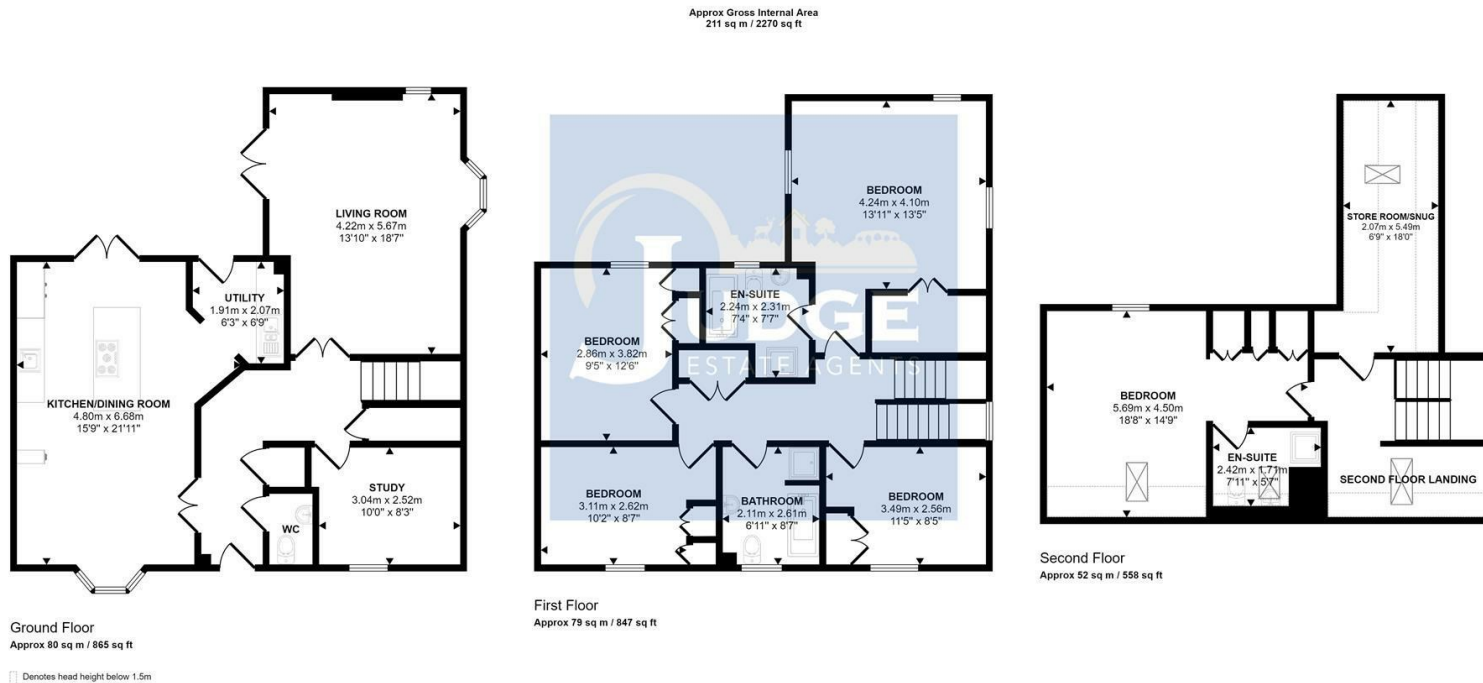
Contact

13 The Nook
Anstey
Leicester
Leicestershire
LE7 7AZ

sales@judgeestateagents.co.uk

Office Hours
Monday - Friday 9am-5pm
Saturday - 10am - 2pm

0116 236 7000



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 bathrooms suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(51-60) C		
(55-68) D			(39-50) D		
(39-54) E			(21-38) E		
(21-38) F			(9-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

