



17 SWALLOWDALE DRIVE, LEICESTER, LE4 1EA

ASKING PRICE
£230,000

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£230,000 FREEHOLD



ENTRANCE HALL

There are stairs leading to the first floor landing, radiator, power point and a door to:

LIVING ROOM

13'4 x 10'2

Benefiting from a window to the front aspect, radiator, power points, TV point and a door to:

KITCHEN/BREAKFAST

13'3 x 9'2

Having a range of wall and base units with work surfaces, sink, window and door to the rear aspect, radiator, power points and a Pantry.

FIRST FLOOR LANDING

With a window to the side aspect, power point, loft access, airing cupboard and doors to:

BEDROOM

13'4 - 10'2 x 9'3

Benefiting from two windows at the front aspect, radiator, power points, built in wardrobes and a fitted cupboard.

BEDROOM

11'3 - 9'3 x 6'9

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

BATHROOM

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

REAR GARDEN

A lovely and low maintenance garden made up of a paved patio and pebbled area.

PARKING

From the front there is off road parking that leads to gated access leading alongside the property to:

DETACHED GARAGE

19'4 x 8'4

Benefiting from an up and over door with a window and door to the side aspect as well as the facilities of both power and lighting.



ANSTEY HEIGHTS

Anstey Heights is located to the north of the City of Leicester, just inside the City boundary, and is well known for its popularity in terms of convenience for ease of access to the nearby A46 Western By-Pass which links north Leicester to Junction 21 of the M1M69 motorway network for travel north, south and west, and the adjacent Fosse Park and Meridian shopping, entertainment, retail and business centres. Anstey Heights is also well placed for speedy commuting to the market towns of Coalville, Ashby-de-la-Zouch, Loughborough and Melton Mowbray, the East Midlands International Airport at Castle Donington and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

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.

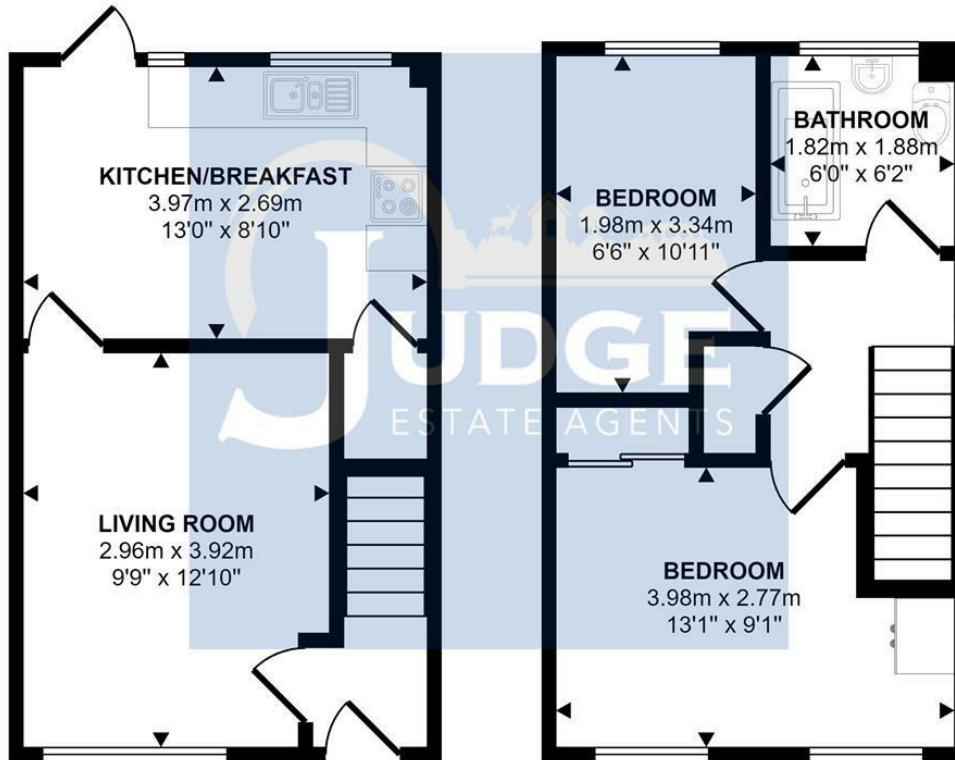
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 WHATEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area
54 sq m / 581 sq ft



Ground Floor
Approx 27 sq m / 290 sq ft

First Floor
Approx 27 sq m / 291 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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Office Hours
Monday - Friday 9am-5pm
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(09-50) 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		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

