



120 CROPSTON ROAD, ANSTEY, LE7 7BL

OFFERS OVER
£399,950

120 CROPSTON ROAD, ANSTEY, LE7 7BL

£399,950 FREEHOLD



ENTRANCE HALL

There are stairs leading to the first floor landing, feature window to the side aspect, radiator and doors to:

WC

Comprising a low level WC, Wash hand basin and a Window to the side aspect.

LIVING ROOM

14'11 into bay x 11'11

Benefiting from a bay fronted window with fitted seating area, window to the side aspect, radiator, power points, TV point and feature fire surround.

DINING ROOM

12' x 12'

Having a window to the side aspect, radiator, power points, feature fire surround and doors leading to the Lounge room.

KITCHEN

17'4 x 6'11

With a range of wall and base units having work surfaces, sink with a mixer tap, integral oven, grill, hob with extractor, windows to both the side and rear aspects, radiator, power points and double doors to:

LOUNGE

14'7 x 9'11

Benefiting from Bi-Folding doors to the rear garden, skylight windows, radiator and power points.

FIRST FLOOR LANDING

There is a feature window to the side aspect, power points, stairs to the second floor and doors that lead to:

BEDROOM

12' x 11'11 maximum

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and dresser and a window to the side aspect.

BEDROOM

11'11 x 11'11 maximum

There is a window to the front aspect, radiator, power points, fitted wardrobes and a window to the side aspect.

BEDROOM

8'5 x 6'11

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

SHOWER ROOM

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

SECOND FLOOR

There is a window to the side aspect, fitted wardrobe and door to:

LOFT ROOM

12'10 x 8'4

Benefiting from a window to the side aspect, power points and fitted wardrobes.



REAR GARDEN

A beautiful rear garden that enjoys gravelled and paved patio areas all enjoying laid to lawn and bordered areas offering views of a variety of shrubs, plants and trees.

PARKING

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

GARAGE

Having an up and over door as well as windows and a door to the side aspect.

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 business 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.

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

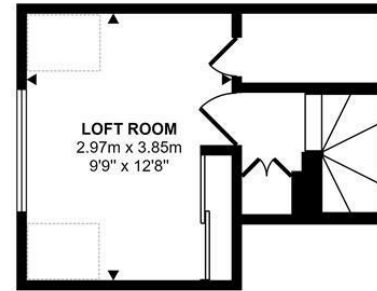
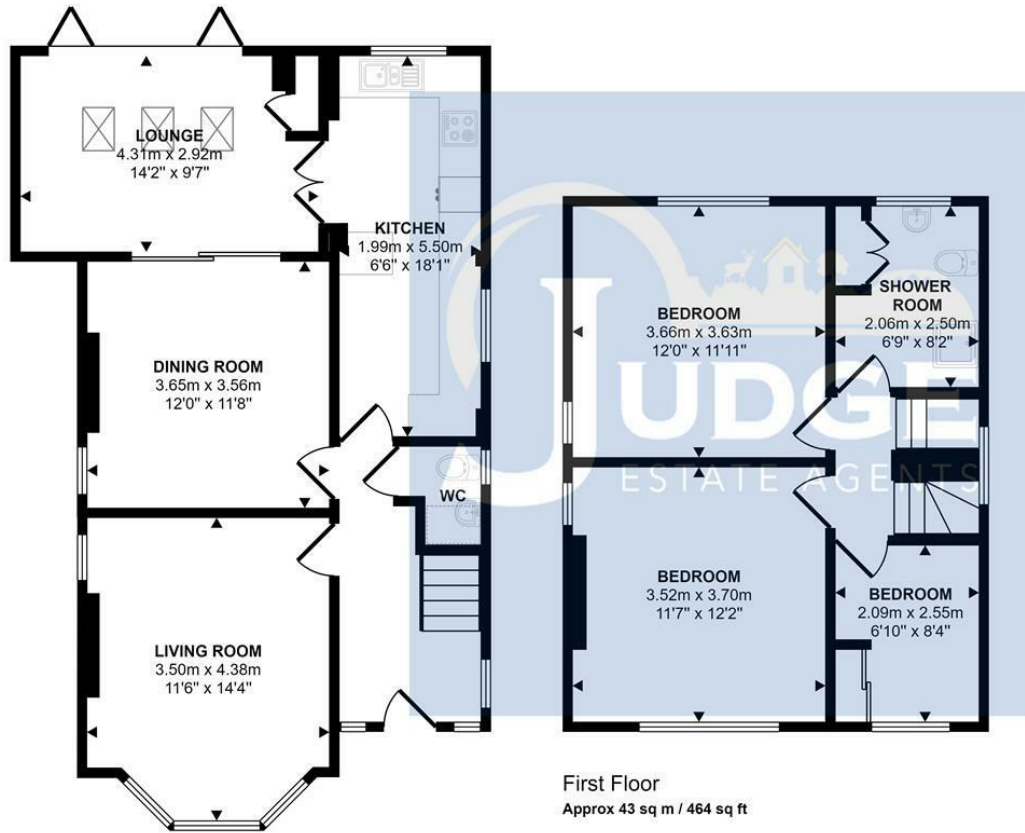


pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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
123 sq m / 1322 sq ft



Ground Floor
Approx 62 sq m / 668 sq ft

Denotes head height below 1.5m

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

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



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			(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		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 63 (Current), 74 (Potential)

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

