



55 FALCON ROAD, ANSTEY, LEICESTERSHIRE,  
LE7 7FY

OFFERS OVER £319,950

# 55 FALCON ROAD, ANSTEY, LEICESTERSHIRE, LE7 7FY

## £319,950 FREEHOLD



### ENTRANCE PORCH

There is a door that leads to:

### ENTRANCE HALL

Having stairs that leads to the first floor landing, radiator, built in cupboard and doors to:

### LIVING ROOM AREA

16'4 into bay x 12'3

Benefiting from a bay to the front with fitted seating, radiator, power points, TV point, log burner and access through to:

### DINING ROOM AREA

9'11 x 9'2

With patio doors to the rear aspect, radiator, power points and access to:

### UTILITY

9'3 - 6'10 x 8'2

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

### KITCHEN/BREAKFAST

14'10 x 9'4

Accessed via the Dining Room there are base units with work surfaces, sink with a mixer tap and double basin, Range oven, power points, window to the rear aspect, door to the side accessing the rear garden and there is also a door that leads to:

### BEDROOM/SNUG

12'2 x 8'4

Having a window to the front aspect, radiator, power points and TV point. This room offers fantastic versatility.

### FIRST FLOOR LANDING

There is a window to the side aspect, loft access and doors to:

### BEDROOM

12'4 x 10'7 maximum

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

### BEDROOM

11'5 x 10'10

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

### BEDROOM

8'2 x 7'5

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

### BATHROOM

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

### REAR GARDEN

A low maintenance garden with gated patio that leads to an artificial lawn with borders home to a variety of shrubs and trees. There is also a pebbled area and pathway through to the access of the Garage.



## PARKING

Having off road parking accessed from the Falcon Road that leads to:

## GARAGE

With an up and over door.

## 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

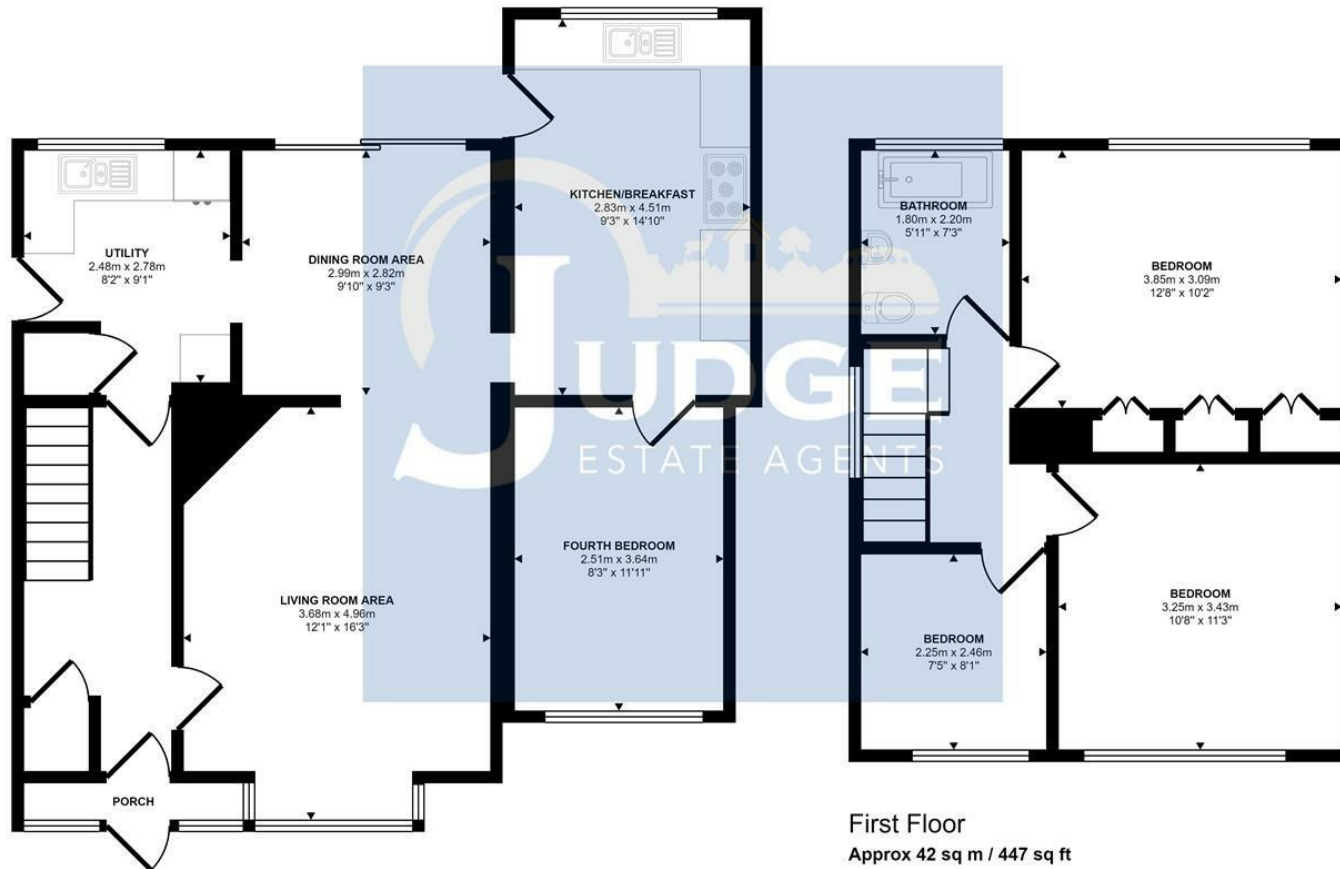


appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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  
110 sq m / 1184 sq ft



Ground Floor  
Approx 68 sq m / 736 sq ft

First Floor  
Approx 42 sq m / 447 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(21-34) <b>E</b>		
(21-38) <b>F</b>			(9-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating: 63 (Current), 78 (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

