



BREWERS COTTAGE, 17 HIGHFIELD STREET,
ANSTEY, LE7 7DU

OFFERS OVER
£200,000

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£200,000 FREEHOLD



SIDE ENTRANCE PORCH

There is a door, Cupboard that leads to:

DINING ROOM

13' x 9'

Having a window and door to the rear aspect, radiator, power points, French Doors to the Living Room and there is also access through to:

KITCHEN

13'8 x 5'11

With base units and work surfaces, sink, power points, radiator and windows to the rear and side aspects.

LIVING ROOM

12'3 x 10'6

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and a door that has access to the stairway leading to:

FIRST FLOOR LANDING

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

PRIMARY BEDROOM

12'5 - 11'3 x 10'6

Benefiting from a window to the front aspect, radiator, power points and a built in cupboard.

BEDROOM

13'1 x 8'

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

BATHROOM

10' x 6'11

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

REAR GARDEN

There is gated access from the rear entrance/shared rear access as well as a larger gate from the off road parking that leads to this well-established and good sized garden with a paved patio, laid to lawn and bordered areas with a number of shrubs, plants and trees. There is also a Shed.

PARKING

There is off road parking that leads alongside the property.



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

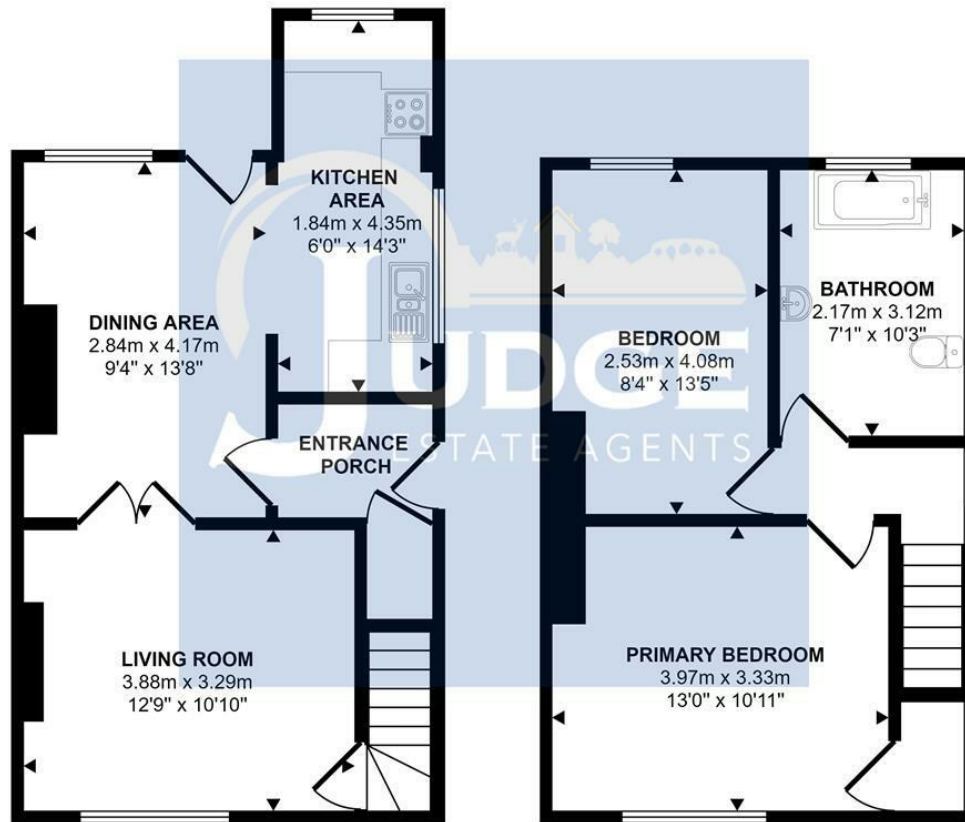
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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



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Approx Gross Internal Area
76 sq m / 816 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 37 sq m / 394 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
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Office Hours
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	58		

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

