



242 BRADGATE ROAD, ANSTEY, LEICESTER,
LE7 7FD

OFFERS OVER
£349,950

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£349,950 FREEHOLD



ENTRANCE HALL

Having stairs leading to the First Floor Landing, power point, radiator, window to the front aspect and doors that lead to:

LIVING ROOM

16' into bay x 12'11
Benefiting from a bay fronted window, radiator and power points.

DINING/LOUNGE

21'5 x 11'4 - 11'
Having patio doors to the rear aspect, radiator, power points, TV point and a fire with feature surround.

KITCHEN/BREAKFAST

16'4 x 8'4
There are wall and base units with work surfaces, sink, integral oven, grill, hob with extractor, radiator, power points, window to the rear aspect and door to the side of the property.

FIRST FLOOR LANDING

Having doors that lead to:

PRIMARY BEDROOM

14' x 12'
Benefiting from a window to the front aspect, radiator and power points.

BEDROOM

16'9 x 10'6
With windows to both the front and rear aspects, power points and radiator.

BEDROOM

12'11 x 11'5
Having a window to the rear aspect, radiator, power points and fitted cupboard.

BEDROOM

8'6 x 6'11
There is a window to the front aspect, radiator and power points.

BATHROOM

8'4 x 8'4
Comprising a low level WC, Wash hand basin, Bath with Shower over, Windows to the side and rear aspects, Radiator, Airing Cupboard and Complimentary tiling.

SIDE OF PROPERTY

There is from the side access a sheltered area to give access to the outside WC
Comprising a low level WC with a Window to the side aspect. There is also an up and over door to the rear of the Garage. (See photos).

REAR GARDEN

An impressive and extensive garden that enjoys a generous laid to lawn garden leading up to the rear whilst appreciating a number of bordered area with shrubs, plants and flowers as well as mature trees to give all season joy. There is also a Greenhouse.

PARKING

From the front there is off road parking accompanied by a laid to lawn garden that leads up to:



GARAGE

17'3 x 10'8

Benefiting from double doors with the facilities of both power and lighting with an up and over door to the rear.

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 Woollen 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

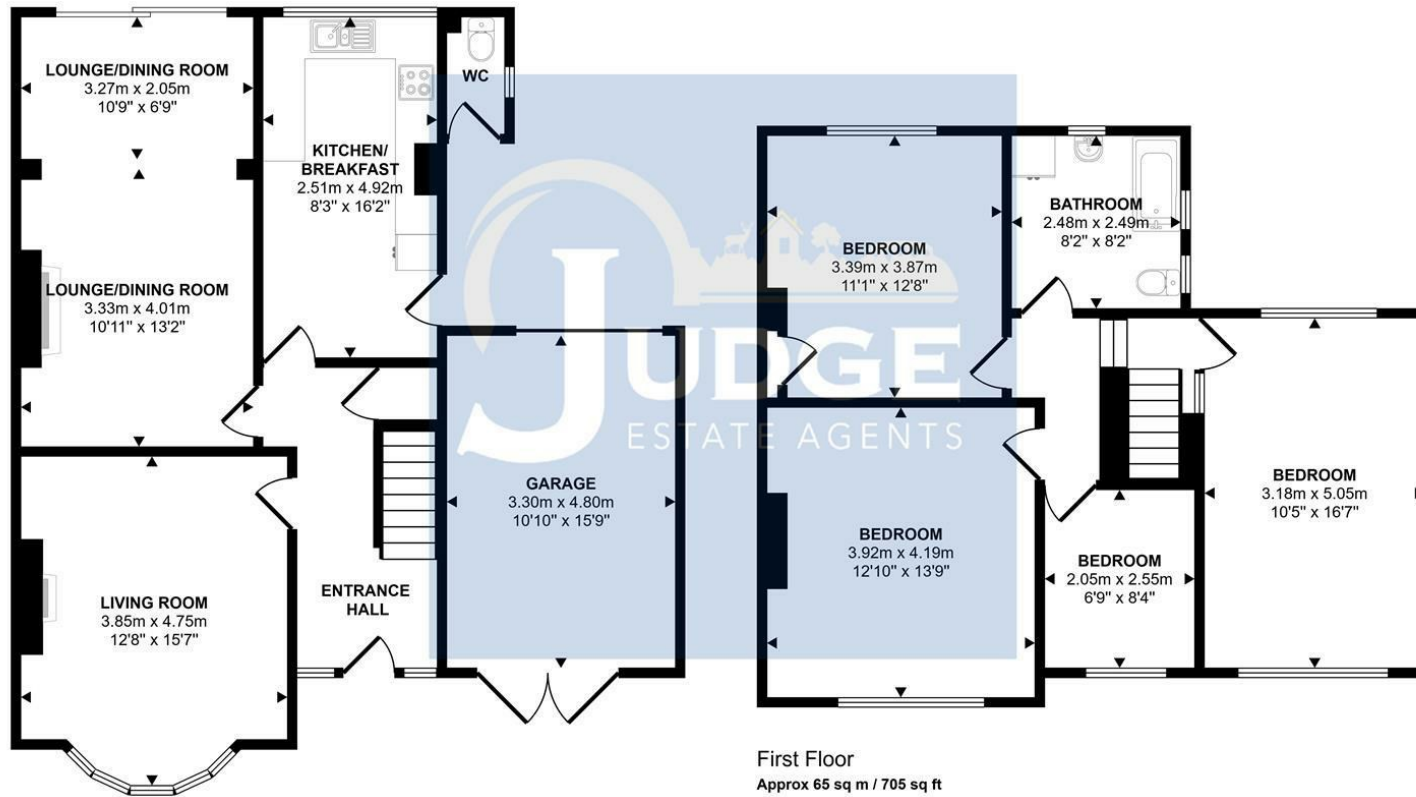


appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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. 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
145 sq m / 1560 sq ft



Ground Floor
Approx 79 sq m / 855 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

Contact

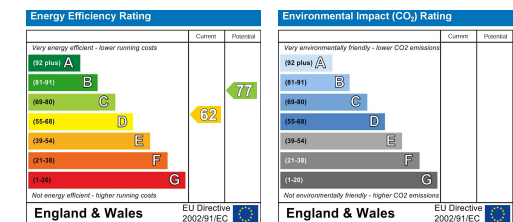
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WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

