



39 HIGHFIELD STREET, ANSTEY, LEICESTER,  
LE7 7DU

OFFERS IN THE REGION  
OF £525,000



# 39 HIGHFIELD STREET, ANSTEY, LEICESTER, LE7 7DU

## £525,000 FREEHOLD



### ENTRANCE PORCH

There is a door that leads to:

### ENTRANCE HALL

Having a window to the side aspect, radiator, power points, stairs that lead to the first floor landing and doors that lead to:

### WC

Comprising a low level WC, wash hand basin, radiator and a window to the side aspect.

### LOUNGE

13'2 x 12'11

Benefitting from a bay window to the front aspect, window to the side aspect, power points, radiator and an open fire with Victorian tiled fireplace.

### LIVING ROOM

16'2 into bay x 11'11

Having a bay window to the front aspect, radiator, power points, log burner with feature surround and a TV point.

### DINING ROOM

12' x 11'11

With windows to both the side aspects, radiator, power points and a door that leads through to:

### KITCHEN

14'3 x 11'9

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, radiator, windows to both the rear and side aspects, power points and a door that leads to:

### UTILITY

13'8 x 11'7

Benefitting from a range of wall and base units and work surfaces, sink with a mixer tap, wine rack, plumbing for a washing machine, windows to the rear and side aspects, radiator, power points and a door that leads to the Rear Garden.

### FIRST FLOOR LANDING

With a window to the rear and side aspects, loft access, radiator and doors that lead to:

### BEDROOM

12' x 11'9

Benefitting from windows to the rear and side aspects, power points, radiator, fitted wardrobes and dresser and a sink.

### BEDROOM

14' x 9'4

There are windows to the front and side aspects, radiator, power points and fitted wardrobes.

### BEDROOM

11'8 x 10'10

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

### BEDROOM

8'6 x 8'6

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

### BATHROOM

9'1 x 6'3

Comprising a low level WC, wash hand basin, bath with a shower, window to the side aspect, radiator and complimentary tiling.





### **SHOWER ROOM**

Comprising a low level WC, wash hand basin, walk in shower, radiator, complimentary tiling and a window to the side aspect.

### **GARDENS**

This is an impressively sized, well established garden that offers a generous amount of laid to lawn and bordered areas and also home to a number of shrubs, plants and trees. The garden wraps from the rear, side and to the front aspect of this lovely home.

### **PARKING**

The property is approached via a shared driveway that leads alongside the property and then up to another gated access that leads to the rear of the property with private ample off road parking and up to:

### **CAR PORT/WORKSHOP**

A useful outbuilding.

### **DOUBLE GARAGE**

Having two up and over doors.

### **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.

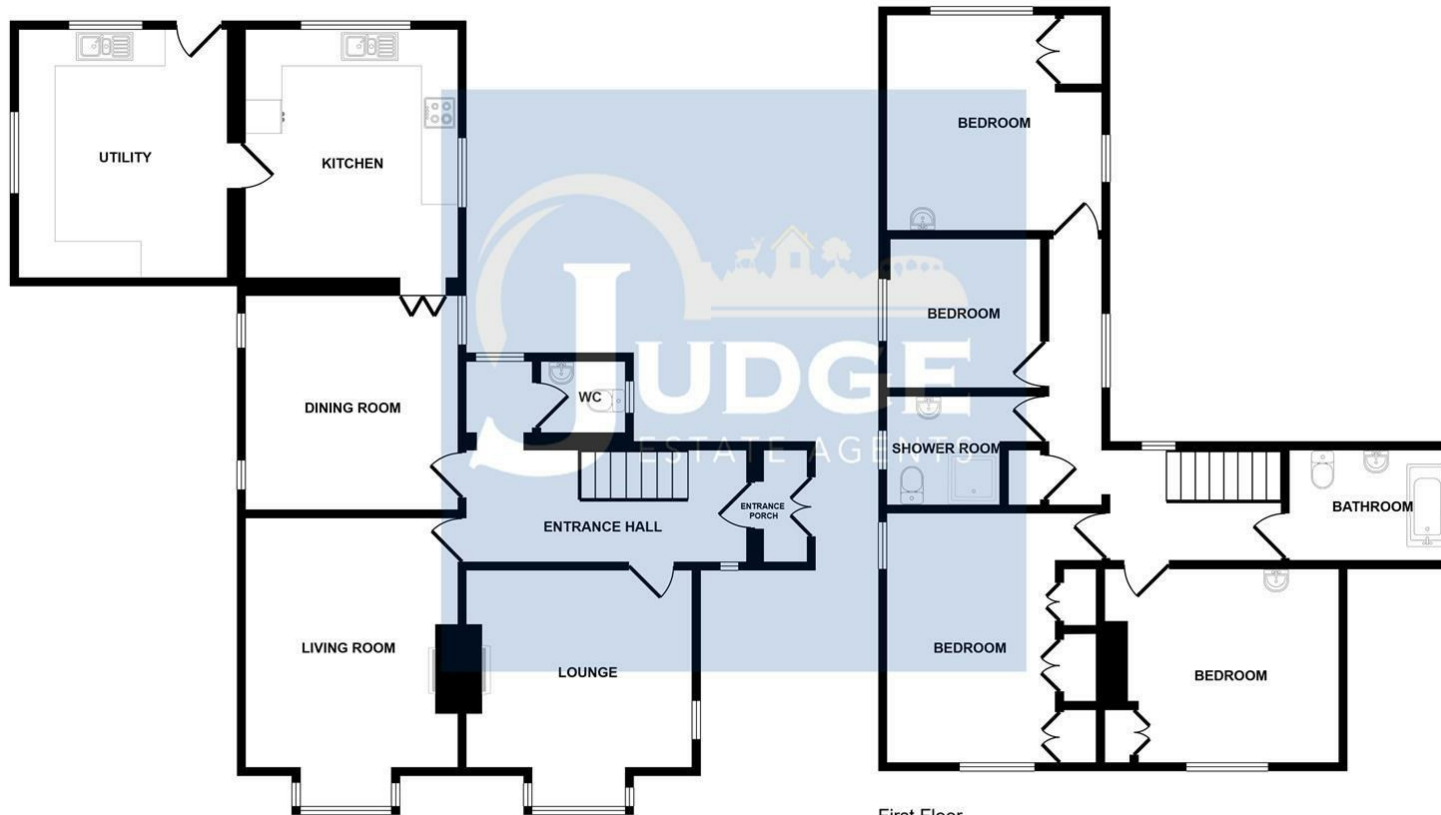
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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. 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  
158 sq m / 1699 sq ft



First Floor  
Approx 70 sq m / 749 sq ft

Ground Floor  
Approx 88 sq m / 950 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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

