



**71 CHRISTOPHER  
DRIVE, LE4 9FX**

**£240,000**  
**FREEHOLD**



0116 236 7000



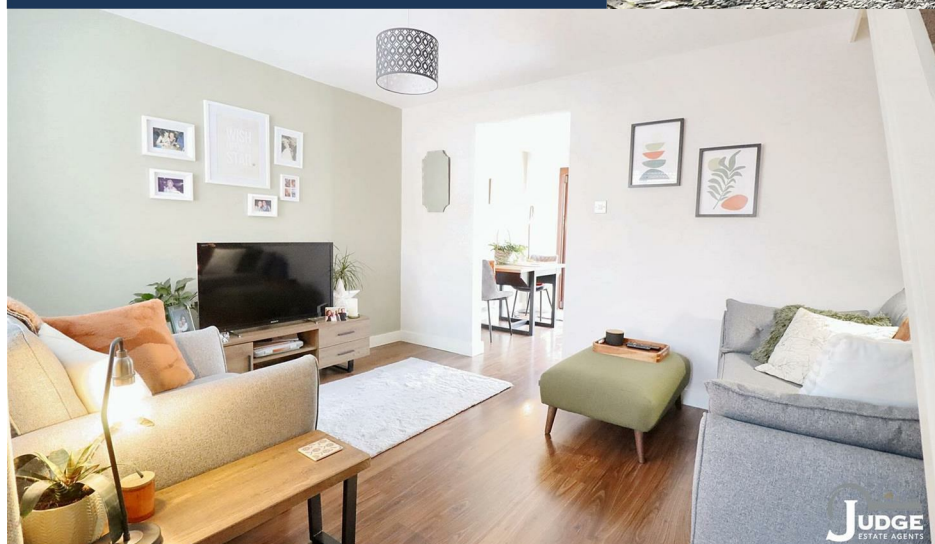
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



WITHIN THIS POPULAR AREA OF LEICESTER COMES OFFERED FOR SALE AN IMMACULATLY PRESENTED, TWO BEDROOM SEMI-DETACHED HOUSE THAT MAKES AN IDEAL FIRST TIME PURCHASE. A LOVELY PROPERTY THAT BENEFITS BRIEFLY FROM A LIVING ROOM, KITCHEN/BREAKFAST, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. THERE IS AN ESTABLISHED AND EYE-CATCHING REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO A CAR PORT THAT LEADS ALONGSIDE THE HOUSE.





#### **LIVING ROOM 13'11 x 10'5**

Benefiting from a window to the front aspect, radiator, power points, stairs leading to the first floor landing and there is also an opening through to:

#### **KITCHEN/BREAKFAST 13'11 x 7'9**

There is a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, radiator, power points, window to the rear aspect and Bi-folding doors to the rear garden.

#### **FIRST FLOOR LANDING**

With an access to the loft, power point and doors to:

#### **PRIMARY BEDROOM 10'9 x 8'7**

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

#### **BEDROOM 9'10 x 5'9**

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

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, heated towel rail and a window to the rear aspect.

#### **REAR GARDEN**

An eye-catching garden with a paved patio that then leads to a mainly laid to lawn garden with borders home to a number of shrubs, plants and trees.

#### **PARKING**

From the front there is off road parking with double gates that lead to:

#### **CAR PORT 22'5 x 6'11**

Benefiting from double doors at the front and rear. There is also the facilities of both power and lighting.

#### **THURMASTON**

Thurmaston is located within the Borough of Charnwood and is situated four miles north of Leicester City centre and lies just outside the A563, Leicester's outer ring road. Thurmaston is bounded to the west by Watermead Country Park (which faces onto Birstall), to the north by Syston and to the east by Barkby and Barby Thorpe, South of Thurmaston is Rushey Mead and the boundaries of the Leicester urban area. Thurmaston is split into two by the A607 dual carriageway which runs through the village and gives direct access to the motorway links which approx 10-15 minutes away. To the west is the main village on Melton Road which stands on the old Fosse Way.

#### **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 & FLOORPLAN**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

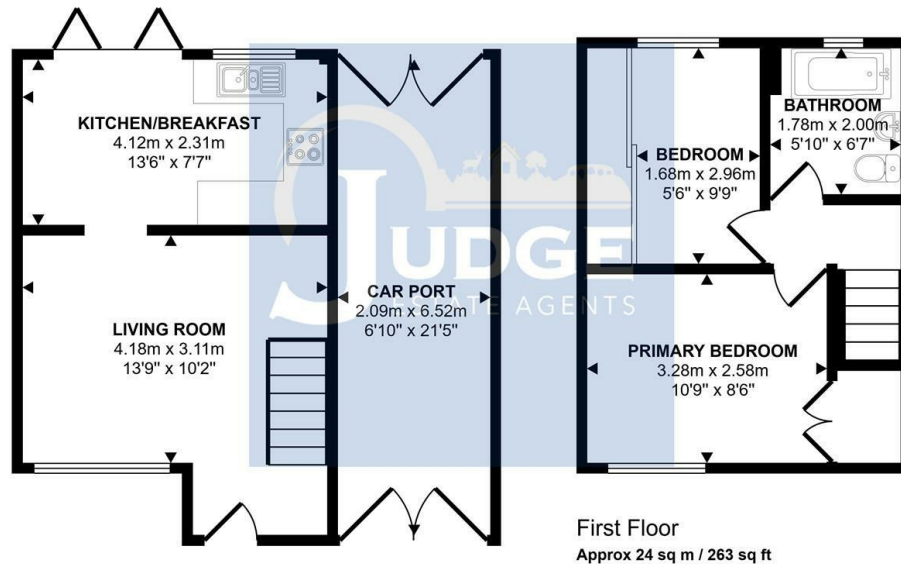




## LOCATION



Approx Gross Internal Area  
64 sq m / 688 sq ft



Ground Floor  
Approx 39 sq m / 425 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 Snappy 360.

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### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK

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## TERMS & CONDITIONS

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**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.