



**23 BENCROFT  
CLOSE, ANSTEY LE7 7DG**

**£265,000**  
**FREEHOLD**



0116 236 7000



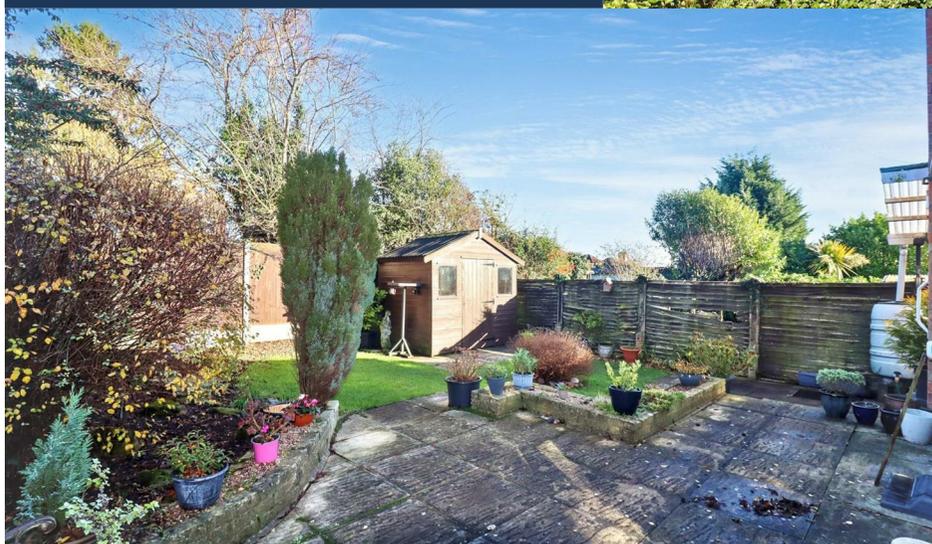
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



RESIDING WITHIN A CUL-DE-SAC POSITION WHILST HAVING GREAT ACCESS TO THE CENTRE OF THIS THRIVING NORTH LEICESTERSHIRE VILLAGE COMES OFFERED FOR SALE A THREE BEDROOM SEMI-DETACHED HOUSE. FROM THE FRONT THERE IS AMPLE OFF ROAD PARKING WITH A FRONT DOOR LEADING TO THE ENTRANCE HALL WITH DOORS LEADING TO THE LIVING ROOM AND KITCHEN, THE ENTRANCE HALL ALSO HAS STAIRS LEADING TO THE FIRST FLOOR LANDING WHERE THERE ARE DOORS THAT LEAD TO ALL THREE BEDROOMS AS WELL AS A SEPARATE WC AND SHOWER ROOM. TO THE REAR THERE IS A WELL ESTABLISHED AND MAINTAINED GARDEN. A VIEWING COMES RECOMMENDED TO FULLY APPRECIATE.



#### **ENTRANCE HALL**

There are stairs leading up to the first floor landing, window to the front aspect, under stairs cupboard and doors that lead to:

#### **LIVING ROOM 22' x 10'10**

Benefiting from windows to both the front and rear aspects, radiator, power points and a feature fire surround.

#### **KITCHEN 14'5 x 8'11**

There are a range of wall and base units with work surfaces, sink with a mixer tap, radiator, window to the rear aspect, pantry, power points, radiator and a door to the side aspect.

#### **FIRST FLOOR LANDING**

Having a window to the side aspect, loft access, power points and doors that lead to:

#### **BEDROOM 11'10 x 9'2**

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

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

There is a window to the rear aspect, radiator, power points and fitted cupboards.

#### **BEDROOM 9' maximum x 7'**

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

#### **WC**

Comprising a low level WC and a window to the side aspect.

#### **SHOWER ROOM 8'10 x 5'11**

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

#### **REAR GARDEN**

A lovely and well established garden that appreciates a patio and laid to lawn garden with borders home to a number of shrubs, plants and trees.

There is a sheltered area alongside the property also.

#### **PARKING**

From the front there is ample off road parking as well as a bordered area with a variety of shrubs and plants.

#### **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, J22 & J23 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 businesses 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 Marton 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 & FLOORPLANS**

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





## LOCATION



Approx Gross Internal Area  
82 sq m / 881 sq ft



Ground Floor  
Approx 42 sq m / 449 sq ft

First Floor  
Approx 40 sq m / 431 sq ft

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## LET'S TALK



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ZOOPLA

rightmove

## TERMS & CONDITIONS

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**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.