JUDGE
ESTATE AGENTS

72 DALBY ROAD, ANSTEY LE7 7DJ

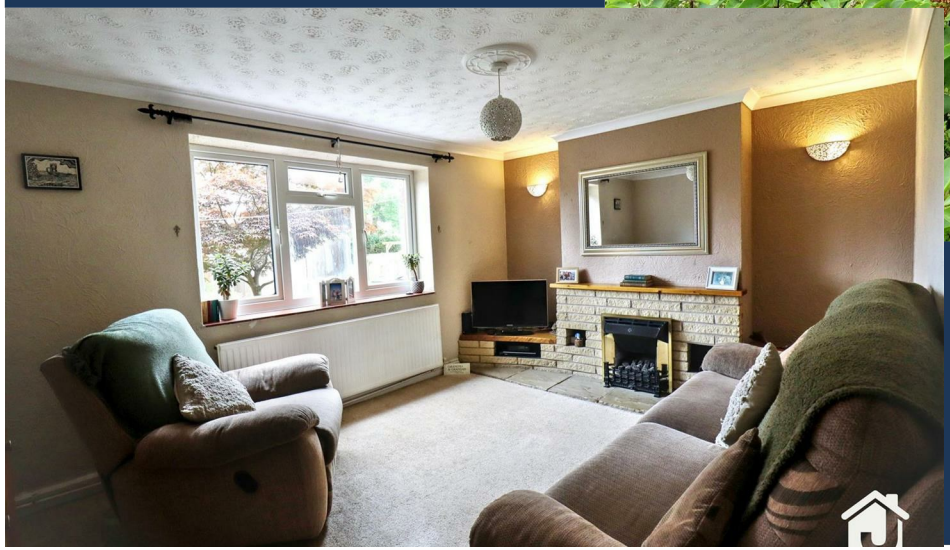
£269,950
FREEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

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



3 1 2

JUDGE ESTATE AGENT HIGHLY RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE THIS WELL LOVED AND PRESENTED THREE BEDROOM END TOWNHOUSE. SITUATED PERFECTLY FOR ACCESS TO BOTH THE PRIMARY AND SECONDARY SCHOOLS AS WELL AS THE VILLAGE CENTRE. AS YOU ENTER THIS LOVELY HOME THERE IS AN ENTRANCE HALL WITH A WC, LIVING ROOM, KITCHEN/DINING, PORCH AREA WITH DOOR LEADING TO A UTILITY OUTHOUSE, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. THERE ARE GOOD SIZED FRONT AND REAR GARDENS, THE REAR GARDEN HOME TO TWO GARDEN ROOMS, WOOD STORE AS WELL AS ACCESS TO THE GARAGE. THERE IS ALSO OFF ROAD PARKING THAT LEADS TO THE GARAGE.

ENTRANCE HALL
Having stairs that lead to the first floor landing, radiator and doors that lead to:

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

LIVING ROOM 14'5 x 10'9
Benefiting from a window to the rear aspect, radiator, power points and feature fire surround.

KITCHEN/DINING 17'2 x 10'8 - 10'7
There is a window to the front aspect, radiator, power points, log burner, range of wall and base units and work surfaces, Range oven, sink with a mixer tap, power points, window and to the rear aspect and door to the rear access with porch area and a door that leads to:

UTILITY
With plumbing for a washing machine, power points and windows to the rear and side aspects.

FIRST FLOOR LANDING
Having a window to the front aspect, power point, loft access and doors that lead to:

BEDROOM 14'5 x 9'9
Benefiting from a window to the rear aspect, radiator, air conditioning and power points.

BEDROOM 10'9 x 9'
There is a window to the rear aspect, radiator, air conditioning and power points.

BEDROOM 7'3 x 7'
With a window to the front aspect, radiator and power points.

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

FRONT GARDEN
There is a mainly laid to lawn garden with trees.

REAR GARDEN
A lovely garden with paved patio seating areas, pond with water feature, laid to lawn and bordered areas with a number of shrubs, plants and trees. There are two Garden Rooms as well as a log store and a door that leads to the Garage.

FIRST GARDEN ROOM 12'9 x 8'9
Benefiting from air conditioning, power points and windows to the front and side aspects.

SECOND GARDEN ROOM 10'9 x 7'3
There are power points and a window.

WOOD STORE
This is adjacent to the first garden room.

PARKING
There is off road parking that leads to:

GARAGE 15'5 x 9'1
Benefiting from an up and over door with the faciliities of both power and lighting.

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 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

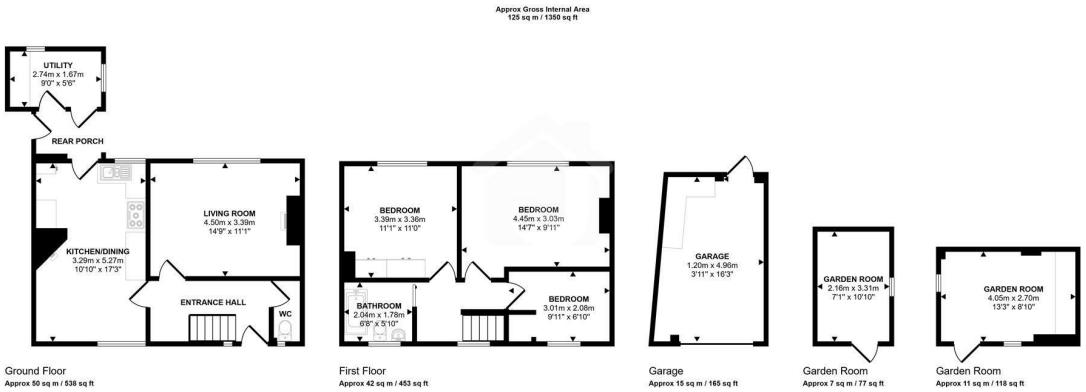
1) Read property description

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.



LOCATION

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. 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.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

0116 236 7000 | judgeestateagents.co.uk | sales@judgeestateagents.co.uk | 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

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.