



8 LONG CLOSE, ANSTEY LE7 7QN

**OFFERS OVER £465,000
FREEHOLD**

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



LOCATED WITHIN A HIGHLY SOUGHT AFTER LOCATION AND MAKING AN IDEAL EXECUTIVE FAMILY HOME COMES OFFERED FOR SALE THIS FOUR BEDROOM DETACHED HOUSE. THE PROPERTY OFFERS ACCOMMODATION COMPRISING AN ENTRANCE HALL, WC, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST, FIRST FLOOR LANDING, FOUR BEDROOMS WITH MASTER EN SUITE AND A FAMILY BATHROOM. TO THE REAR THERE IS A WELL PRESENTED GARDEN AND THERE IS OFF ROAD PARKING LEADING TO A DETACHED GARAGE. VIEWING HIGHLY RECOMMENDED.



ENTRANCE HALL

Having wood flooring, power points, radiator, stairs leading to the first floor landing and doors to:

WC

Comprising a low level WC, Wash hand basin, window to the front and radiator.

LIVING ROOM 22'11" x 11'3"

Benefiting from a bay fronted window, radiator, power points, TV point and patio doors to the rear garden.

DINING ROOM 12'4" - 10'9" x 12' - 9'11"

With a bay fronted window, radiator, power points and wood flooring.

KITCHEN/BREAKFAST 16'2" x 11'1"

Having a range of wall and base units with roll top work surfaces, sink with mixer tap and drainer, splash back tiling, integral oven, grill and hob with extractor fan, power points, radiator, wine rack and patio doors to the rear garden.

FIRST FLOOR LANDING

With power points, radiator, airing cupboard and doors to:

PRIMARY BEDROOM 13'1" x 11'3"

Benefiting from a window to the front and side aspects, power points, radiator, built in wardrobes, TV point and door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in shower, Complimentary tiling, Tiled flooring and Extractor fan.

BEDROOM 13'1" - 4'6" x 12'3" - 8'6"

Benefiting from two windows, radiator, power points and fitted wardrobes.

BEDROOM 11'4" x 10'6"

With a window to the front aspect, power points, radiator, fitted wardrobe and loft access.

BEDROOM 8'9" x 7'9"

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Radiator, Window to the rear aspect and Radiator.

REAR GARDEN

To the rear there is a patio leading to a mainly laid to lawn and bordered areas.

PARKING

From the front there is off road parking with gated access leading to:

GARAGE 17'1" x 8'11"

Benefiting from an up and over door with power and lighting facilities.

ANSTHEY 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.

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.



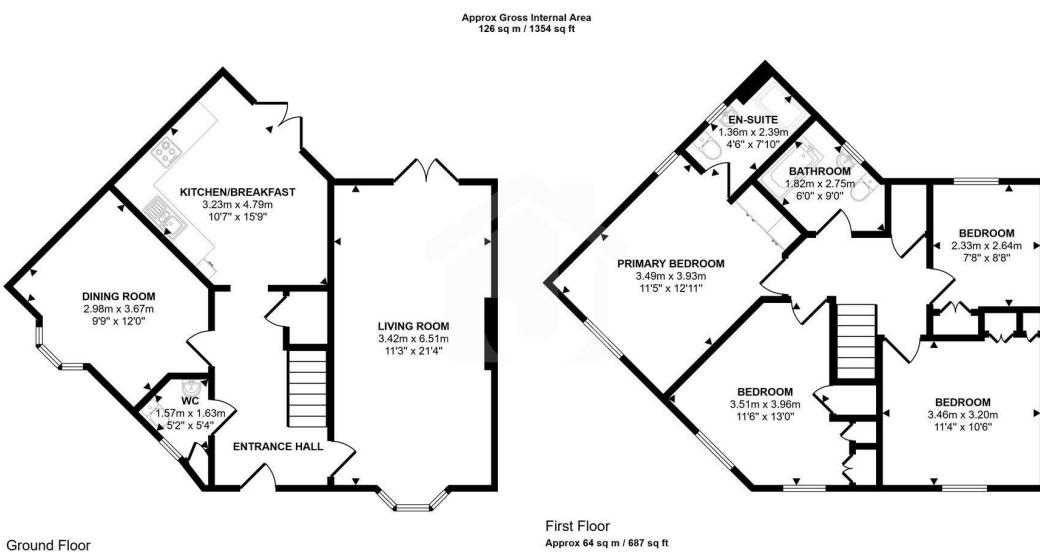


LOCATION



MEASUREMENTS

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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

TERMS & CONDITIONS

Money laundering

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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.