



**11 CASTLE HILL  
ROAD, ANSTEY LE7 7JY**

**£269,950**  
**FREEHOLD**



0116 236 7000



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



**THIS MODERN THREE BEDROOM SEMI-DETACHED HOUSE IS SITUATED UPON THE EDGE OF THIS THRIVING NORTH LEICESTERSHIRE VILLAGE. THIS LOVELY HOME BRIEFLY BENEFITS FROM AN ENTRANCE HALL, WC, LIVING, KITCHEN, DINING ROOM, FIRST FLOOR LANDING, THREE BEDROOMS, EN-SUITE TO ONE OF THE BEDROOMS AND A FAMILY BATHROOM. THERE IS A WELL ESTABLISHED REAR GARDEN AS WELL AS OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.**



#### ENTRANCE HALL

Having stairs leading up to the first floor landing, power point, radiator, under stairs cupboard and a door that leads to:

#### WC

Comprising a low level WC, wash hand basin, radiator and extractor.

#### LIVING, DINING, KITCHEN 25'4 - 10'3 x 13'3 - 8'4

From the Living room area there are patio doors and window to the rear aspect, radiator, power points and the Kitchen area offers a range of wall and base units with work surfaces, sink with mixer tap, integral oven, grill, hob and extractor, power points and a window to the front aspect.

#### FIRST FLOOR LANDING

With radiator, loft access, power point and doors that lead to:

#### BEDROOM 12'9 x 8'5

Benefiting from a window to the rear aspect, radiator, power points and a door that leads to:

#### EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and complimentary tiling.

#### BEDROOM 8'8 x 8'1

Having a window to the front aspect, radiator and power points.

#### BEDROOM 10'5 x 6'5

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

#### BATHROOM 6'8 x 5'6

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

#### REAR GARDEN

The garden enjoys a paved patio that then leads to a mainly laid lawn garden.

#### PARKING

From the front there is access to off road parking that leads alongside the property.

#### 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 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 Martyn 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.

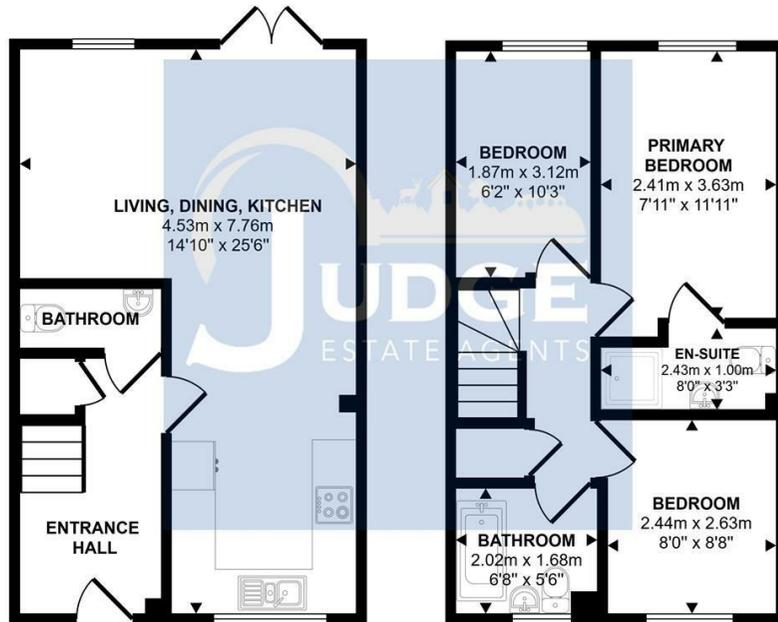
#### MONEY LAUNDERING

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 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



Approx Gross Internal Area  
70 sq m / 752 sq ft



Ground Floor  
Approx 35 sq m / 381 sq ft

First Floor  
Approx 34 sq m / 371 sq ft

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## LOCATION



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## LET'S TALK



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ZOOPLA

rightmove

## TERMS & CONDITIONS

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