



**47 CROPSTON
ROAD, ANSTEY LE7 7BP**

£274,950
FREEHOLD



0116 236 7000



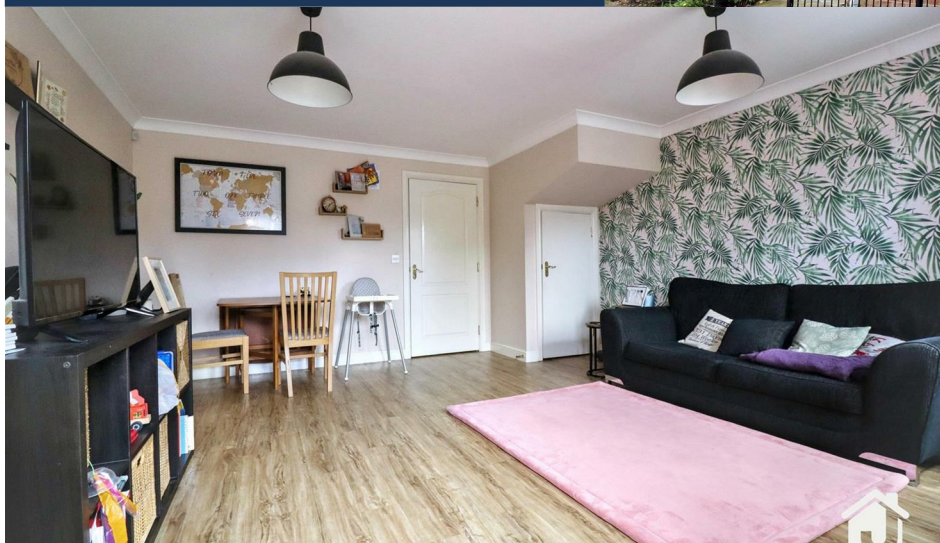
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



LOCATED CLOSE TO THE CENTRE OF THE HIGHLY REGARDED CHARNWOOD VILLAGE OF ANSTEY COMES OFFERED FOR SALE A WELL PRESENTED THREE BEDROOM, THREE STOREY END TOWNHOUSE. IN BRIEF THE LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, WC, KITCHEN, LIVING/DINING ROOM, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM, SECOND FLOOR LANDING WITH THE PRIMARY BEDROOM AND EN-SUITE. THERE IS A LOW MAINTENANCE REAR AND SIDE GARDEN THAT ALSO GIVES ACCESS TO THE GARAGE LOCATED IN A BLOCK ACCESSIBLE VIA MELODY AVENUE. VIEWING COMES ADVISED TO APPRECIATE THIS FANTASTIC HOME.



ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, power points and doors that lead to:

WC

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

KITCHEN 10'7 x 7'7

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, plumbing for a washing machine, power points, radiator and a window to the front aspect.

LIVING/DINING ROOM 15'4 x 14'7

Benefiting from a window and patio doors to the rear aspect, radiator, power points and an under stairs cupboard.

FIRST FLOOR LANDING

With stairs leading up to the second floor landing, airing cupboard, radiator, power point and doors that lead to:

BEDROOM 14'8 x 10'1

Benefiting from two windows to the rear aspect, radiator, power points and double wardrobes.

BEDROOM 11'3 x 7'8

There is a window to the front aspect, radiator, power points and a built in cupboard.

BATHROOM

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

SECOND FLOOR

There is a door that leads to:

PRIMARY BEDROOM 14'8 - 11'3 x 14'6

Benefiting from a window to the front aspect, radiator, power points, two double wardrobes and a door that leads to:

EN-SUITE

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

GARDEN

To the rear and side there are artificial lawn areas with paving and borders home to a number of shrubs and plants. There is a pathway that leads to the Garage.

PARKING

Accessed via Melody Avenue, there is allocated off road parking in front of the:

GARAGE 16'2 x 7'7

Benefiting from an up and over door.

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 Woollen 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.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later



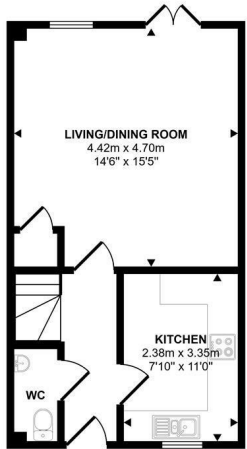
LOCATION



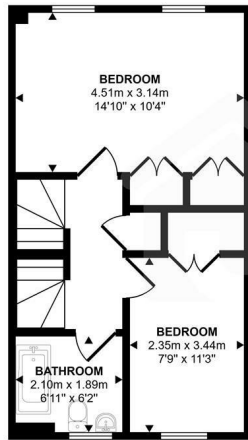
MEASUREMENTS

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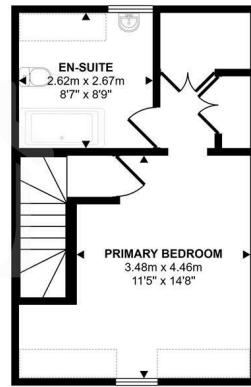
Approx Gross Internal Area
121 sq m / 1302 sq ft



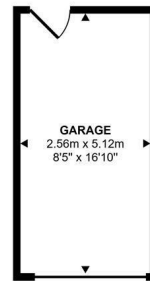
Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 38 sq m / 406 sq ft



Second Floor
Approx 33 sq m / 357 sq ft



Garage
Approx 13 sq m / 141 sq ft

Denotes head height below 1.5m

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VIEWINGS

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.