



**35 DALBY
ROAD, ANSTEY LE7 7DL**

£224,950
FREEHOLD



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



OFFERED FOR SALE WITH NO UPWARD CHAIN IS THIS THREE BEDROOM SEMI-DETACHED HOUSE. WITHIN GREAT PROXIMITY TO ACCESS THE PRIMARY AND SECONDARY SCHOOLS AS WELL AS TO THE CENTRE OF THIS THRIVING NORTH LEICESTERSHIRE VILLAGE. THIS LOVELY HOME BENEFITS FROM AN ENTRANCE PORCH, LIVING ROOM, CONSERVATORY, KITCHEN, REAR PORCH, BATHROOM, FIRST FLOOR LANDING, THREE BEDROOMS AND A SHOWER ROOM. OUTSIDE THERE IS A GOOD SIZED AND WELL ESTABLISHED GARDEN AND FROM THE FRONT, BRICK PAVED OFF ROAD PARKING. JUDGE ESTATE AGENTS RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE PORCH

Having windows to the front and side aspects and door to

ENTRANCE HALL

With stairs leading to the first floor landing and doors to

LIVING ROOM 14'11" x 11'7"

Benefiting from a window to the front aspect, radiator, power points, feature surround and conservatory doors to

CONSERVATORY 11'3 x 9'9

There are windows to the rear and side aspects, power point and patio doors to the rear aspect.

KITCHEN 10'2 x 9'9

With a range of wall and base units, work surfaces, sink with a mixer tap, integral oven, hob and extractor, window to the front aspect, power points, radiator and a door that leads to:

REAR PORCH

There is a door that leads to the rear aspect, window to the rear aspect and a door that gives access to:

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, radiator and a window to the rear aspect.

FIRST FLOOR LANDING

Having a window to the rear aspect, radiator, power point and doors to

BEDROOM 10'4 - 10' x 8'9

Benefiting from a window to the front aspect, radiator, power points and a built in cupboard.

BEDROOM 9'5 x 7'8

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

BEDROOM 8'7" x 7'0"

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

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in shower and a Radiator.

REAR GARDEN

A well established garden that comprises a patio that then leads onto a mainly laid to lawn area with a mature tree and shed.

PARKING

From the front there is brick paved off road parking.

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 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 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.

ANTI 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

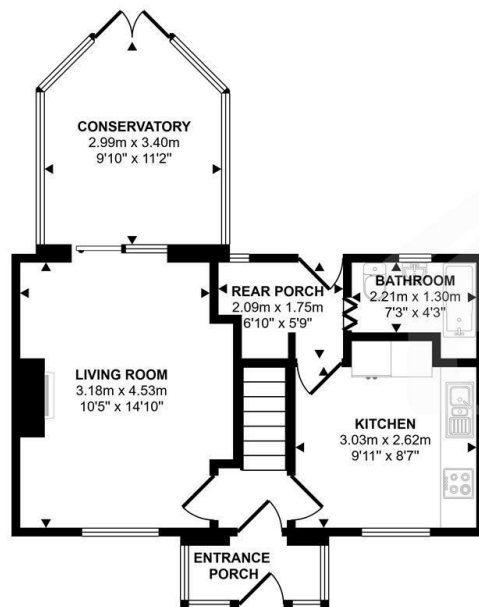


MEASUREMENTS

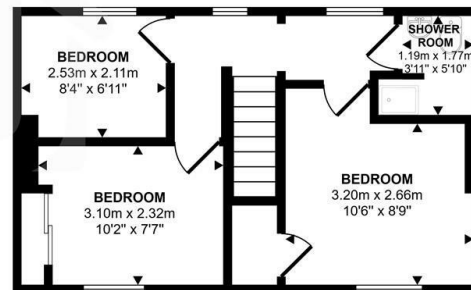
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Approx Gross Internal Area
83 sq m / 891 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft



First Floor
Approx 35 sq m / 377 sq ft

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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.