



3 LAVENDER CLOSE, ANSTEY LE7 7HZ

£460,000
FREEHOLD



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



AN IMPRESSIVE, FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED UPON A SMALL MODERN DEVELOPMENT COMES OFFERED FOR SALE. THIS IDEAL FAMILY HOME BOASTS UNDERFLOOR HEATING ON THE GROUND FLOOR WITH BI-FOLDING DOORS TO A GENEROUS REAR GARDEN AND IN BRIEF THIS LOVELY HOME COMPRISES AN ENTRANCE HALL, WC, LIVING ROOM, KITCHEN/DINING/LOUNGE, UTILITY, FIRST FLOOR LANDING, FOUR BEDROOMS WITH TWO HAVING EN-SUITE SHOWER ROOMS AS WELL AS A MAIN FAMILY BATHROOM. THERE IS A WELL ESTABLISHED REAR GARDEN AND FROM THE FRONT, OFF ROAD PARKING THAT LEADS TO A GARAGE. JUDGE ESTATE AGENTS HIGHLY ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

There are stairs that lead up to the first floor landing, an under stairs cupboard, window to the front aspect and doors that give access to:

WC

Comprising a low level WC and a wash hand basin.

LIVING ROOM 20'6 x 13'9 - 12'7

Benefiting from a bay fronted window and power points.

KITCHEN/DINING/LOUNGE 24'9 x 13' - 10'6

There is a range of wall and base units with work surfaces, sink with a mixer tap, island with breakfast bar, integral oven and hob and extractor. There is an integral microwave, power points, windows to the rear aspect, Bi-Folding doors to the rear aspect leading onto the garden and there is a door that leads to:

UTILITY/REAR PORCH

With wall and base units a sink with mixer tap, window to the rear aspect, power points, door to the side aspect and a door that leads to the Garage.

FIRST FLOOR LANDING

There is a radiator and doors that lead to:

PRIMARY BEDROOM 16'8 x 12'4

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

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, window to the side aspect and a heated towel rail.

BEDROOM 11'8 x 10'

Having a window to the front aspect, radiator, cupboard, 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 a window to the side aspect.

BEDROOM 13' x 8'5

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

BEDROOM 11'2 x 8'4

Benefiting from a window to the rear aspect, radiator and power points.

BATHROOM

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

REAR GARDEN

A well established garden that comprises a patio that leads to a nicely laid lawn with well stocked borders.

PARKING

From the front there is off road parking that is partly brick paved and then gravelled accompanied with a laid to lawn garden. The driveway leads to:

GARAGE 18'7 x 9'9

Benefiting from double doors and the facilities 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 Marton 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.

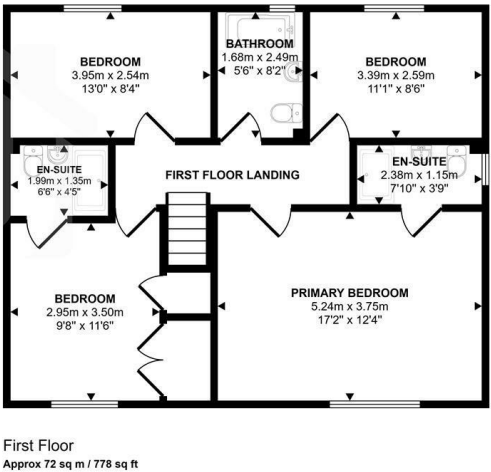
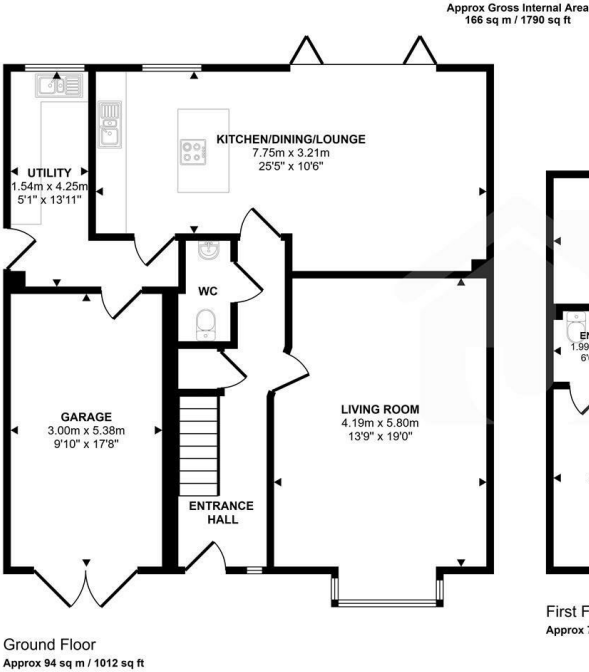


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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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.