



**84 HOLLOW
ROAD, ANSTEY LE7 7FS**

£236,000
FREEHOLD



0116 236 7000



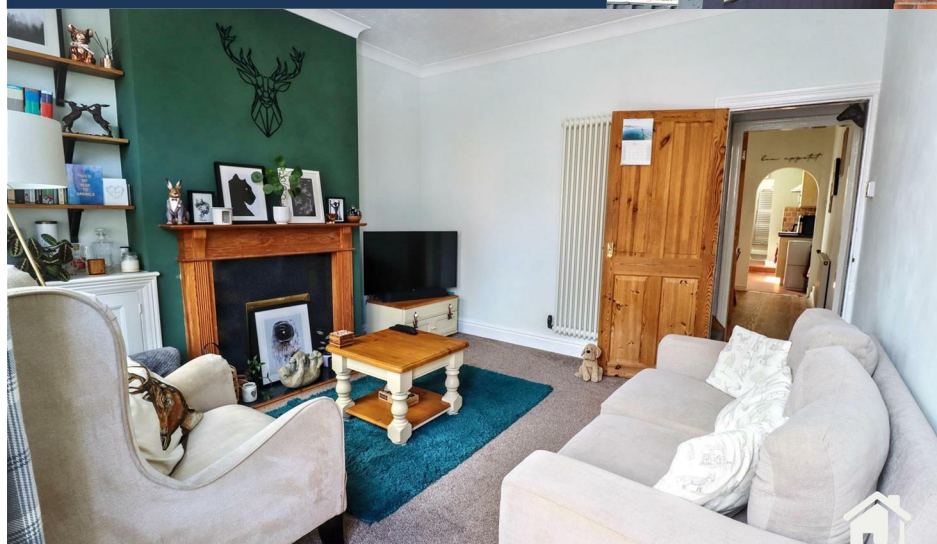
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



THIS VERY WELL PRESENTED, TWO/THREE BEDROOM TERRACE HOME IS WELL LOCATED FOR ACCESS TO THE CENTRE OF ANSTEY VILLAGE NOOK THAT HOST AN ARRAY OF PLACES TO EAT, DRINK, SHOP AND FOR BEAUTY. THIS LOVELY HOME IN BRIEF BENEFITS FROM TWO RECEPTION ROOMS, KITCHEN, UTILITY AREA, SHOWER ROOM, FIRST FLOOR LANDING, TWO/THREE BEDROOMS WITH A BATHROOM OFF OF THE PRIMARY BEDROOM. OUTSIDE TO THE REAR OF THIS FANTASTIC PROPERTY COMPRISES A PAVED AND DECKED AREA THAT LEADS ONTO A MAINLY LAID TO LAWN GARDEN. JUDGE ESTATE AGENTS HIGHLY ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.



LIVING ROOM 11'9" x 11'8"

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and door to

DINING ROOM 12'3" x 12'3"

Having a radiator, power points, under stairs cupboard, window to the rear aspect and door to

KITCHEN 9'0" x 6'9"

With a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob and extractor, power points, window to the side aspect and access through to:

UTILITY AREA

Benefiting from base units with power points and window to the side aspect and door to

SHOWER ROOM

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

FIRST FLOOR LANDING

Having doors to

PRIMARY BEDROOM 13'8" x 12'3"

Benefiting from a window to the rear aspect, radiator, power points, fitted cupboard and door to

EN-SUITE

Comprising from a low level WC, Wash hand basin, feature Bath with shower over, complimentary tiling, radiator and a window to the rear aspect.

BEDROOM 12' x 6'7"

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

BEDROOM/STUDY 9' x 6'6"

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

REAR GARDEN

A beautiful rear garden enjoys a paved patio, raised herb garden, decked seating area and a laid to lawn which appreciates well stocked borders home to a number of shrubs and plants as well as a shed to the rear.

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.

ANIT 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.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. 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.



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.



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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- 3 Watch our virtual viewing video**
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LET'S TALK

 0116 236 7000  judgeestateagents.co.uk  sales@judgeestateagents.co.uk  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



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.