



**11 WATTS
CLOSE, LEICESTER LE4
OPS**

£375,000
FREEHOLD



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



JUDGE ESTATE AGENTS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTENDED FOUR-BEDROOM DETACHED HOME OCCUPYING A GENEROUS CORNER PLOT WITHIN THE SOUGHT-AFTER WATTS CLOSE AREA OF LEICESTER. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, THE PROPERTY HAS BEEN THOUGHTFULLY EXTENDED ON THE GROUND FLOOR TO CREATE AN ADDITIONAL BEDROOM WITH EN-SUITE SHOWER ROOM, MAKING IT IDEAL FOR MULTI-GENERATIONAL LIVING, GUEST ACCOMMODATION, OR THOSE REQUIRING GROUND FLOOR FACILITIES. THE ACCOMMODATION FURTHER COMPRISES TWO RECEPTION ROOMS, PROVIDING FLEXIBLE LIVING AND ENTERTAINING SPACE, TOGETHER



GROUND FLOOR ACCOMODATION

ENTRANCE HALL & WC

UPVC double glazed door leads to entrance hall with tiled flooring, radiator, door off leads to WC featuring a two piece white suite, UPVC double glazed window and tiled flooring. French doors lead off entrance hall to;

LOUNGE 10'7" x 17'6"

Carpeted flooring, dual aspect UPVC double glazed windows, radiator and electric featured fireplace. Staircase rising to first floor with under stairs storage cupboard. Archway leading to:

LOBBY 5'4" x 6'9"

carpeted flooring, UPVC double glazed window with doorway leading to;

BEDROOM FOUR 13'4" x 10'11"

Carpeted flooring, radiator, UPVC double glazed bay window, door leads to

EN SUITE 5'5" x 6'3"

Wet room featuring wall to floor tiling, shower, vanity enclosed hand wash basin, low level flush WC, heated towel rail and UPVC double glazed window.

KITCHEN DINER 9'8 x 17'6"

Refitted with a Wren kitchen within the last two years, comprising a range of wall and base units with complementary work surfaces, breakfast bar and tiled splashbacks. Integrated appliances include a double oven, microwave, dishwasher and washing machine, together with a four-ring gas hob and extractor hood over. Quartz sink and drainer with mixer tap, tiled flooring, radiator, double glazed window to the rear elevation, and open access to the conservatory. Ample storage and work preparation space throughout.

CONSERVATORY 10'3 x 12'3"

A UPVC double glazed conservatory with windows to three aspects and a glazed roof, providing an additional reception area overlooking the rear garden. Tiled flooring, ceiling fan/light fitting, and double glazed French doors giving access to the patio and garden beyond. Open-plan access from the kitchen creates a versatile space suitable for sitting, dining or entertaining.

FIRST FLOOR ACCOMODATION

BEDROOM ONE 9'4 x 12'8"

UPVC double glazed window, carpeted flooring, fitted wardrobes and radiator

BEDROOM TWO 11'1 x 7'6"

UPVC double glazed window, carpeted flooring and radiator

BEDROOM THREE 11'1" x 7'6"

UPVC double glazed window, carpeted flooring and radiator

REAR AND SIDE GARDENS

Occupying a generous corner plot, the property benefits from well-maintained gardens to both the rear and side. The rear garden comprises paved patio seating areas, shaped lawn and a variety of established shrubs, trees and planted borders. A substantial timber pergola provides a covered outdoor entertaining space. The garden is enclosed by fencing and walling, with gated side access and a personnel door leading directly into the rear of the garage.

To the side of the property is an additional lawned garden area enclosed by mature hedging, offering further outdoor space and contributing to the overall size of the plot. The generous grounds may offer scope for further extension, subject to the necessary planning permissions and consents.

FRONT GARDEN AND PARKING

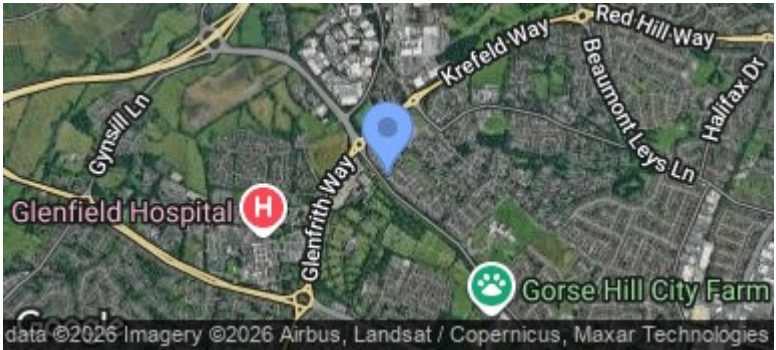
Occupying a prominent corner plot position, the property benefits from an extensive block paved frontage providing off-road parking for several vehicles and access to the garage. The boundaries are enclosed by fencing and mature hedging, with a timber gate providing secure access to the rear and side gardens.

GARAGE

Single garage with up and over door, power and lighting. Rear aspect window and personnel door giving direct access to the rear garden.

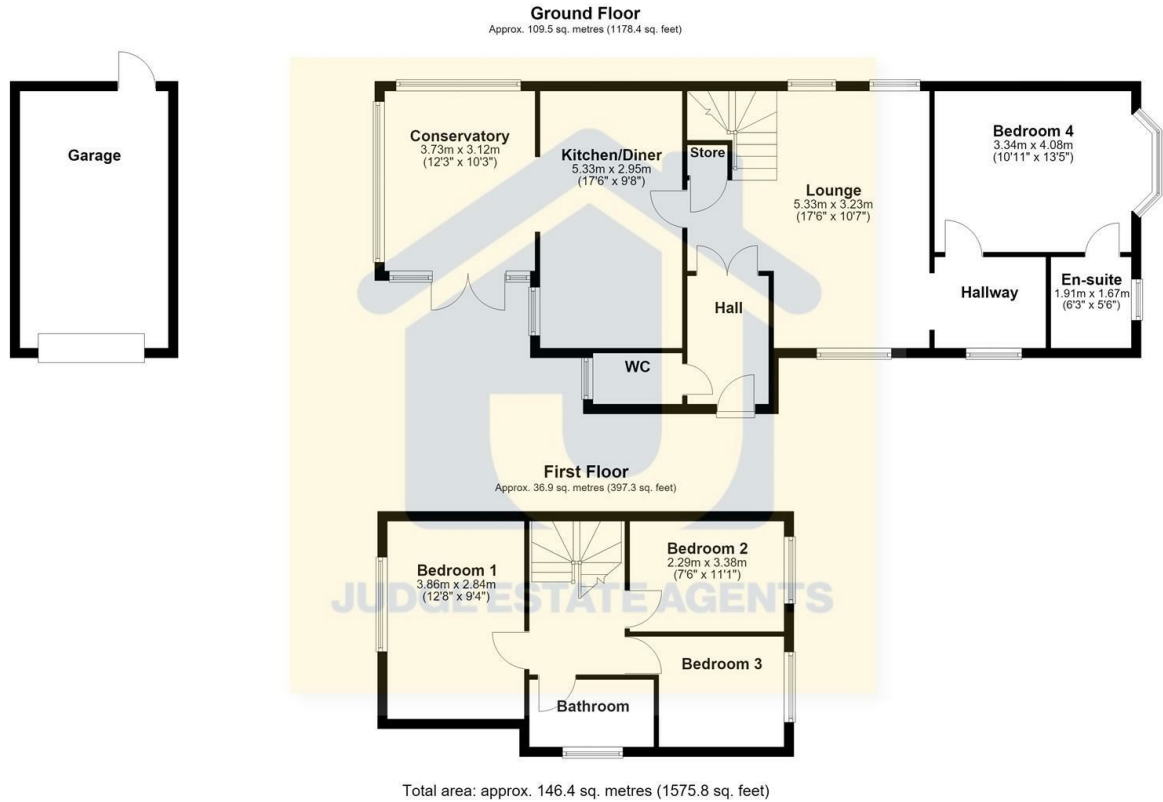


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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.

LET'S TALK



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ZOOPLA

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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.