



**6 LINK ROAD, ANSTEY LE7  
7BW**

**£272,500**  
**FREEHOLD**



0116 236 7000



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



LOCATED CLOSE BY TO THE VILLAGE PRIMARY & SECONDARY SCHOOLS AS WELL AS SHOPS AND AMENITIES COMES OFFERED FOR SALE WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI-DETACHED HOUSE. A FANTASTIC OPPORTUNITY TO PURCHASE A HOME READY FOR THE NEXT OWNER TO 'ADD THEIR OWN VISION' TO, THIS LOVELY HOME BENEFITS BRIEFLY FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, REAR PORCH, SHOWER ROOM, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. THERE IS A GENEROUSLY SIZED AND LOW MAINTENANCE REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO A GARAGE. A VIEWING COMES RECOMMENDED TO APPRECIATE.



#### **ENTRANCE PORCH**

There is a door that leads to:

#### **ENTRANCE HALL**

Having stairs leading up to the first floor landing, radiator, power points, under stairs cupboard and doors that lead to:

#### **LIVING ROOM 17'7 x 10'6**

Benefiting from a window to the front aspect, radiator, power points, fire with feature surround and French doors that lead to:

#### **DINING ROOM 10'10 x 8'11**

There are patio doors to the rear aspect, radiator, power points and sliding door giving access to:

#### **KITCHEN 10'4 x 7'6**

With a door that leads to the Entrance hall, Wall and base units with work surfaces, sink with a mixer tap, power points, radiator, window to the rear aspect and a door that leads to:

#### **REAR PORCH**

There is a door that leads to the rear garden and a door that leads to:

#### **SHOWER ROOM**

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

#### **FIRST FLOOR LANDING**

With access to the loft, window to the side aspect, power point and doors that lead to:

#### **PRIMARY BEDROOM 14'8 - 13'1 x 9'4**

Benefiting from a window to the rear aspect, radiator and power points. There is also an airing cupboard.

#### **BEDROOM 13'4 x 10'5**

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

#### **BEDROOM 10'5 x 7'2**

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

#### **BATHROOM 8'7 x 6'**

Comprising a low level WC, Wash hand basin, Bath, Radiator, Complimentary tiling and a Window to the side aspect.

#### **REAR GARDEN**

A low maintenance garden that appreciates a patio that leads onto a mainly artificial lawn garden. There is side access leading to the front of the house as well as giving access to the Garage.

#### **PARKING**

From the front there is off road parking that leads to:

#### **GARAGE 15'6 x 8'2**

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 Woolden 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.



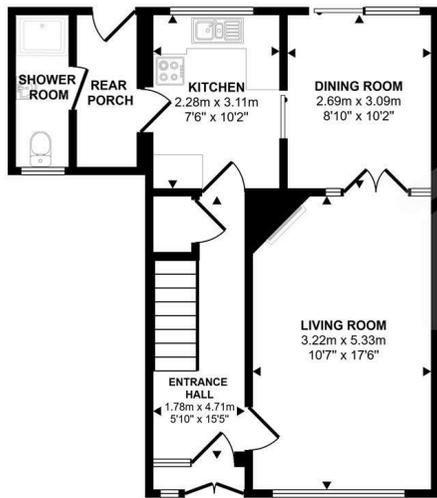
## LOCATION



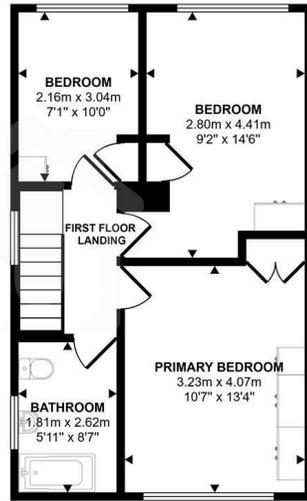
## MEASUREMENTS

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.

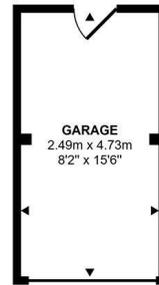
Approx Gross Internal Area  
106 sq m / 1137 sq ft



Ground Floor  
Approx 50 sq m / 534 sq ft



First Floor  
Approx 44 sq m / 476 sq ft



Garage  
Approx 12 sq m / 127 sq ft

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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



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ZOOPLA

rightmove

## 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.