



**93 BRADGATE
ROAD, ANSTEY LE7 7FE**

**£275,000
FREEHOLD**



0116 236 7000



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



JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE THAT RESIDES WITHIN A HIGHLY SOUGHT AFTER PART OF ANSTEY VILLAGE. FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO THE INTEGRAL GARAGE AND A FRONT DOOR GIVES YOU ACCESS TO THE ENTRANCE HALL WHERE THERE ARE STAIRS LEADING TO THE FIRST FLOOR LANDING AND DOORS THAT LEAD TO THE SHOWER ROOM AND THE LIVING/DINING ROOM THAT U-TURNS TO THE KITCHEN THAT THEN LENDS ACCESS TO A SIDE PORCH. FROM THE FIRST FLOOR LANDING THERE ARE THREE BEDROOMS. THE REAR GARDEN IS A LANDSCAPED AND LOW MAINTENANCE YET EYE-CATCHING GARDEN. WE ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE AND TO AVOID MISSING OUT.



ENTRANCE HALL

There is an under stairs cupboard, power point, radiator, stairs leading to the first floor landing and there are doors that give access to:

SHOWER ROOM

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

LIVING/DINING ROOM 23'6 - 7'8 x 16'10 - 10'11

Benefiting from a feature fire surround, radiator, power points, patio doors to the rear aspect, windows to the rear and side aspect and then from the Dining area there is access through to:

KITCHEN 14'6 x 5'11

Having a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, grill, hob and extractor, power points and a door that leads to:

SIDE PORCH

A nice 'dry area' for access from the front and rear of this lovely home.

FIRST FLOOR LANDING

As mentioned previously there is a window to the side offering light, loft access and doors that lead to:

PRIMARY BEDROOM 12'6 - 9'1 x 11'4 - 7'9

Benefiting from a window to the front aspect, radiator, power points and a walk in cupboard with fitted storage.

BEDROOM 11'11 x 9'5

Having a window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM 11'11 x 5'11

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

REAR GARDEN

A beautifully maintained and low maintenance garden that enjoys a patio and artificial lawn all with surrounding borders home to a number of shrubs, trees and plants. Please also note there is a gate to the rear that gives access to the Village recreational park. The vendor has advised that access to use this gate has been granted via the parish council.

PARKING

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

GARAGE 14'7 x 7'5

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, 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 Martyn 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.

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.





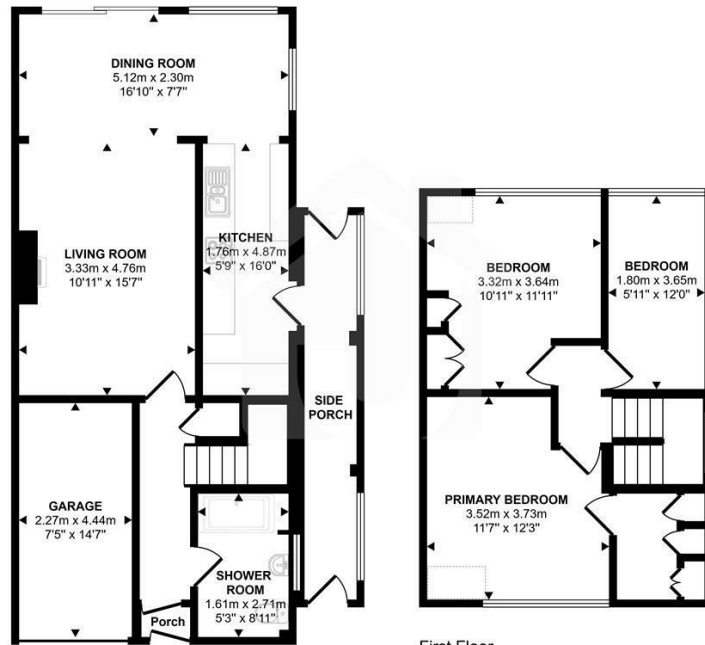
LOCATION



MEASUREMENTS

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Approx Gross Internal Area
110 sq m / 1184 sq ft



Ground Floor
Approx 70 sq m / 752 sq ft

First Floor
Approx 40 sq m / 432 sq ft

Denotes head height below 1.5m

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK



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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.