



## 8 CHERRYTREE CLOSE, ANSTEY LE7 7TB

£339,950

FREEHOLD

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



THIS IMPRESSIVE, THREE BEDROOM EXTENDED DETACHED HOUSE THAT RESIDES WITHIN A CUL-DE-SAC POSITION SITUATED ON THE EDGE OF THIS THRIVING NORTH LEICESTERSHIRE VILLAGE IS OFFERED FOR SALE. A LOVELY HOME WITH SPACIOUS LIVING WOULD MAKE FOR THE PERFECT FAMILY HOME AND OFFERS AN ENTRANCE PORCH, ENTRANCE HALL, KITCHEN/DINING AREA THAT GIVES ACCESS TO A LOUNGE, UTILITY/PORCH, WC AND A LIVING ROOM. FROM THE FIRST FLOOR LANDING THERE ARE THREE BEDROOMS AND A BATHROOM AND OUTSIDE THERE IS SHELTERED COVER TO THE SIDE OF THE PROPERTY WITH ACCESS TO THE GARAGE AND FROM THE REAR, A PATIO AND MAINLY LAID TO LAWN GARDEN. FROM THE FRONT THERE IS AMPLE OFF ROAD PARKING THAT LEADS TO THE GARAGE.

**ENTRANCE PORCH**

There is access that leads to:

**ENTRANCE HALL**

Having stairs leading up to the first floor landing, radiator and a door that leads to:

**KITCHEN/DINING AREA 17'7 x 10'1"**

A lovely area host to a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob and extractor, power points, integral wine racks, under unit lighting, window to the side aspect, radiator, power points, French doors to the Living Room and access through to:

**LOUNGE 11'4 x 11'3**

There are patio doors to the rear aspect, radiator, power points and door that leads to:

**UTILITY/PORCH 8'7 x 5'8**

Having wall and base units with work surfaces, plumbing for a washing machine, power points, door to the side aspect and a door that leads to:

**WC**

Comprising a low level WC, wash hand basin with a window to the side aspect.

**LIVING ROOM 13'7 x 10'11**

Benefiting from a bow fronted window, radiator, power points, TV point and a coal effect fire.

**FIRST FLOOR LANDING**

There is a window to the side aspect and doors that lead to:

**PRIMARY BEDROOM 13'8 x 10'**

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

**BEDROOM 11'2 x 10'**

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

**BEDROOM 10'6 x 7'4**

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

**BATHROOM 7'8 x 7'4**

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, radiator and windows to both the rear and side aspects.

**REAR GARDEN**

A well established garden with a patio that leads onto a mainly laid to lawn area with borders home to a number of shrubs and plants. There is sheltered side access with double doors to the front and a door to the Garage.

**PARKING**

From the front there is off road parking and also access to:

**GARAGE**

Benefiting from an up and over door and the facilities of both power and lighting.

**ANSTHEY 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, Cropton 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.

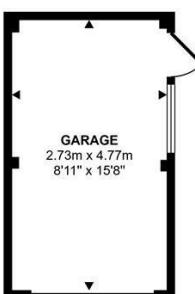
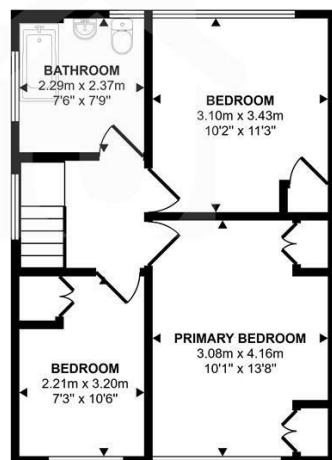
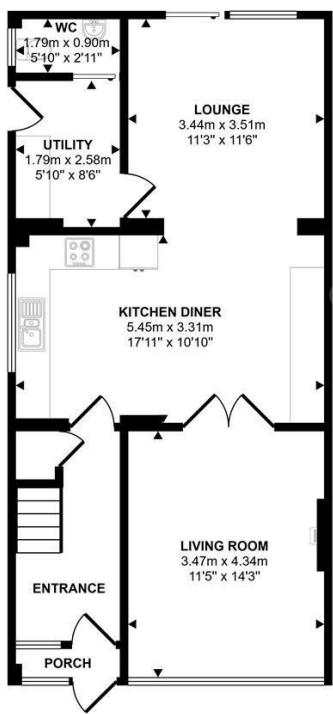
**MEASUREMENTS & FLOORPLANS**

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



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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## 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.