



## 12 CHERRYTREE CLOSE, ANSTEY LE7 7TB

**£258,000**  
**FREEHOLD**



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



SITUATED WITHIN A CUL-DE-SAC POSITION LOCATED IN THE HIGHLY REGARDED CHARNWOOD VILLAGE OF ANSTEY COMES OFFERED FOR SALE THIS EXTENDED, THREE BEDROOM SEMI-DETACHED HOUSE. READY FOR THE NEXT OWNERS TO ADD THEIR OWN VISION AND TOUCH TO, THIS LOVELY HOME IN BRIEF BENEFITS AN ENTRANCE PORCH, LIVING/DINING ROOM, KITCHEN, LOUNGE, SHOWER ROOM/UTILITY, FIRST FLOOR LANDING, THREE DOUBLE BEDROOMS AND A BATHROOM. THERE IS A WELL ESTABLISHED GARDEN AS WELL AS OFF ROAD PARKING FROM THE FRONT THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE. JUDGE ESTATE AGENTS ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.



#### **ENTRANCE PORCH**

With windows to the front and both side aspects and a door that leads to:

#### **LIVING/DINING ROOM 24'2 - 12'9 x 16'7 - 13'7 - 8'9**

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, window and door to the rear aspect giving access to the Lounge and a door that also leads to:

#### **KITCHEN 10'4 x 7'5**

Having a range of wall and base units and work surfaces, sink with a mixer tap, radiator, power points, window to the side aspect and door that leads to:

#### **LOUNGE 15'7 - 7'6 x 9'6 - 5'9**

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

#### **SHOWER ROOM/UTILITY**

Comprising a low level WC, wash hand basin, walk in shower, radiator, power points, plumbing for a washing machine and a window to the rear aspect.

#### **FIRST FLOOR LANDING**

Having a window to the side aspect, loft access with a loft ladder and the loft is boarded as well as the location of the boiler. From the first floor landing there are also doors that lead to:

#### **BEDROOM 12'9 x 8'**

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

#### **BEDROOM 10'9 x 9'9**

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

#### **BEDROOM 12'4 from fitted wardrobes x 6'5 - 5'9**

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

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath, complimentary tiling, window to the rear aspect and a radiator.

#### **REAR GARDEN**

There is a patio that leads onto a mainly laid to lawn area with steps up to a paved and gravelled area as well.

#### **PARKING**

From the front there is off road parking that leads alongside this lovely home to a Garage to the rear.

#### **GARAGE 13'8 x 7'9**

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.

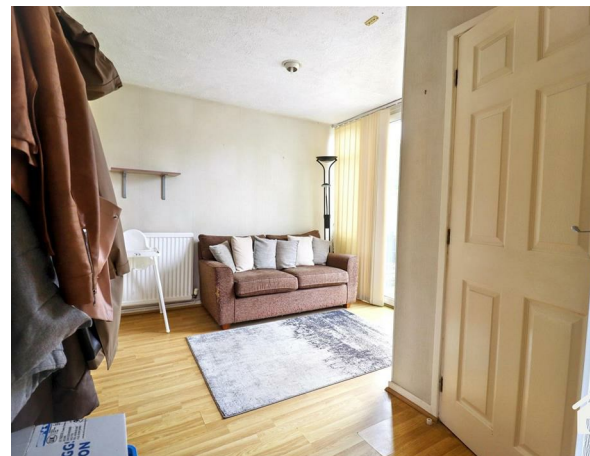
#### **MEASUREMENTS & FLOORPLANS**

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**

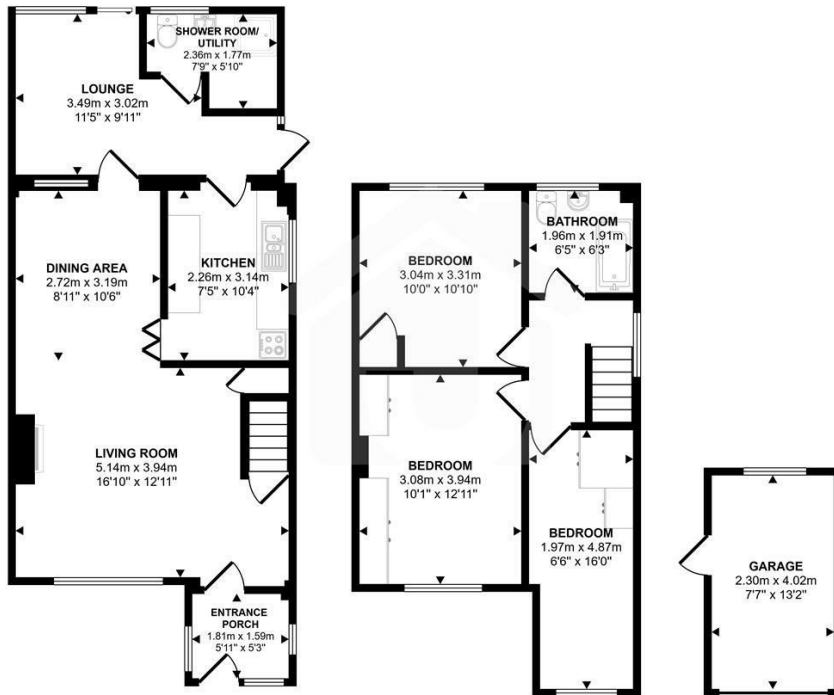
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later





Approx Gross Internal Area  
108 sq m / 1158 sq ft



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 Made Snappy 360.

## LOCATION



## MEASUREMENTS

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## 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



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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.