

**31 LORDS
AVENUE, LEICESTER LE4
2HX**

£340,000
FREEHOLD



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



THIS VERY WELL PRESENTED, THREE BEDROOM DETACHED HOUSE IS WELL SITUATED FOR A COMMUNITY FOCUSED SETTING WHILST BEING LOCATED FOR ACCESS TO THE M1, A6, A46 AND THE CITY CENTRE OF LEICESTER. AS YOU ENTER THIS LOVELY HOME THERE IS AN ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, PORCH/UTILITY, WC, FIRST FLOOR LANDING, THREE BEDROOMS (ONE WITH AN EN-SUITE) AND A BATHROOM. OUTSIDE THERE IS A WELL MAINTAINED AND EYE-CATCHING GARDEN TO THE REAR AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO A GARAGE. A VIEWING COMES HIGHLY ADVISED TO FULLY APPRECIATE.



ENTRANCE HALL

There is a window to the front aspect, radiator and door that leads to:

LIVING ROOM 13'9 x 11'10

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, stairs leading up to the first floor landing and access to:

DINING ROOM 12' x 8'1

There is a radiator, power points, patio doors to the rear aspect and a door that gives access to:

KITCHEN 9'7 x 9'5

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

PORCH/UTILITY

There are wall and base units with work surface, 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, window to the side aspect and a radiator.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access, power point, radiator and doors that lead to:

PRIMARY BEDROOM 14'7 - 8'4 x 9'8 - 6'9

Benefiting from a window to the rear aspect, radiator, power points and a door that leads to:

EN-SUITE

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

BEDROOM 13'1 x 9'5

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

BEDROOM 9'9 x 7'6

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

BATHROOM

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

REAR GARDEN

A beautiful garden with a paved patio that steps up to a mainly laid to lawn garden with borders home to a number of shrubs and plants. There is also a shed to the rear.

THURCASTON PARK

In close proximity to lots of local amenities including schools such as Glebelands Primary School, Beaumont Lodge Primary School and Highcliffe Primary School, shops/ business's including Tesco Superstore, Iceland amongst many more at Beaumont Leys Shopping Park. There is great transport links from the property meaning that there is easy access to get into the city centre.

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.

ANTI 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.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. 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.
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	76
(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.

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LET'S TALK

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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.