




45A MAIN STREET, NEWTOWN LINFORD LE6 0AE

£595,000
FREEHOLD

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



A VERSATILE AND INDIVIDUALLY DESIGNED THREE BEDROOM DETACHED HOME BUILT C.1971 PREDOMINATELY OF LOCAL GRANITE STONE WITH SWITHLAND SLATE ROOF. OCCUPYING AN ELEVATED POSITION NESTLED WITHIN THIS HIGHLY REGARDED CHARNWOOD VILLAGE WHICH LIES IMMEDIATELY ADJACENT TO THE MAGNIFICENT AND RENOWNED BRADGATE COUNTRY PARK AND CLOSE TO THE CHARNWOOD FOREST. THIS LOVELY HOME HAS A GREAT OUTLOOK TO THE FRONT AND INTERNALLY BENEFITS FROM AN ENTRANCE HALL WITH SPIRAL STAIRCASE TO THE FIRST FLOOR, THERE ARE ALSO DOORS LEADING TO A LOVELY LIVING/DINING ROOM WITH BEAMS AND AN INGLENOOK FIRE SURROUND, KITCHEN, UTILITY, BATHROOM, BEDROOM/LOUNGE, FIRST FLOOR LANDING, TWO BEDROOMS AND A WC. OUTSIDE THE PROPERTY ENJOYS A GARDEN FROM THE FRONT, REAR AND TO THE SIDE THAT IS WELL ESTABLISHED AND LOVED AS WELL AS OFF ROAD PARKING AND A GARAGE/WORKSHOP. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.





ENTRANCE HALL

There is a spiral staircase leading up to the first floor, power point and doors that lead to:

LIVING/DINING ROOM 20'6 x 13' - 14'6 into bay

There are beams to the ceiling as well as various focal points, one being the Inglenook fire place with a log burner and the other a lovely elevated view from the window to the side aspect, power points, radiator, TV point and an archway that leads through to:

KITCHEN 11'10 x 11'

Having base units with work surfaces, sink with a mixer tap and drainer, pantry cupboard, power points, radiator, windows to the side and rear aspects as well as a door that leads outside.

UTILITY 6'11 x 6'1

There is a frosted window to the rear aspect, plumbing for a washing machine, power points and a radiator.

BEDROOM/LOUNGE 14'4 x 10'11

Benefiting from a window to the front and side aspects, radiator, power points and a built in cupboard.

BATHROOM 11'4 x 5'11

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

FIRST FLOOR LANDING

There is a window to the front aspect, power point and doors that lead to:

BEDROOM 13' x 9'11

Benefiting from windows to the front and side aspects, radiator, power points and built in cupboards.

BEDROOM 8'11 x 7'11

Having a window to the side aspect, radiator, power points, built in cupboard with access to the loft.

GARDENS

This lovely home enjoys the well thought out and maintained gardens that are home to a number of shrubs, plants and trees. There are also laid to lawn and bordered areas.

PARKING

There is a block paved driveway off Main Street and gravelled off road parking that leads to the Garage/Workshop. The driveway also provides access to the neighbouring property.

GARAGE/WORKSHOP 22'10 x 14'6

Accessed externally from the garden and through double doors with a window and the facilities of both power and lighting.

NEWTOWN LINFORD VILLAGE

Newtown Linford is a highly regarded village set within the stunning Charnwood Forest best known for its association with Bradgate Park which is open to the public and provides extensive scenic walks to local landmarks including Old John, the hilltop folly and a riverside walk towards Cropston Reservoir with a lovely cafe situated along the main pathway. Local amenities include a primary school, shops, cafes, delis, gastro pubs and restaurants, church and cricket club. The village is convenient for access to Leicester, Loughborough and M1(J22). There are two thriving villages with further amenities within a short drive, these are Anstey and Markfield villages.

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 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



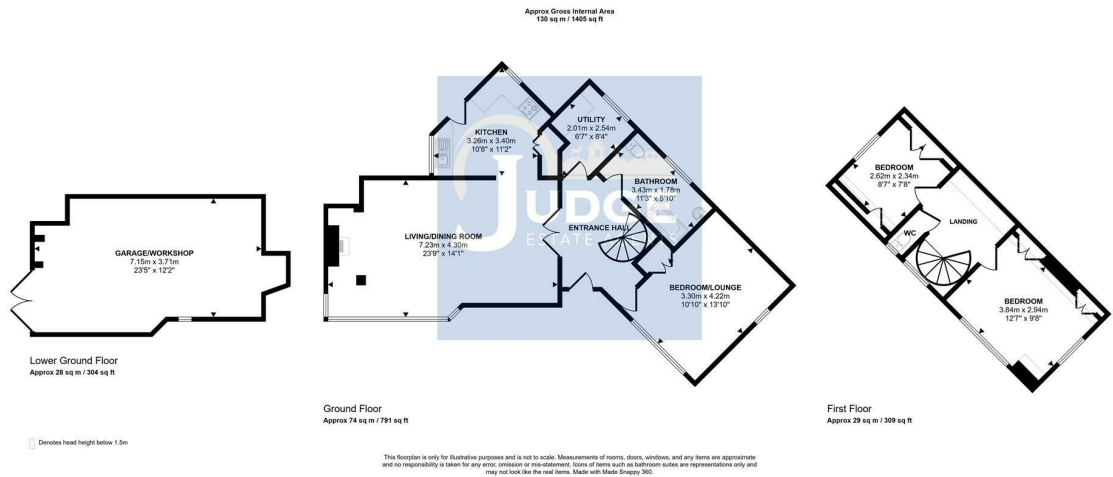


LOCATION



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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

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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.