JUDGE
ESTATE AGENTS

# 31 DARENTH DRIVE, LEICESTER LE4 0PJ

**£274,950**

FREEHOLD


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judgeestateagents.co.uk

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






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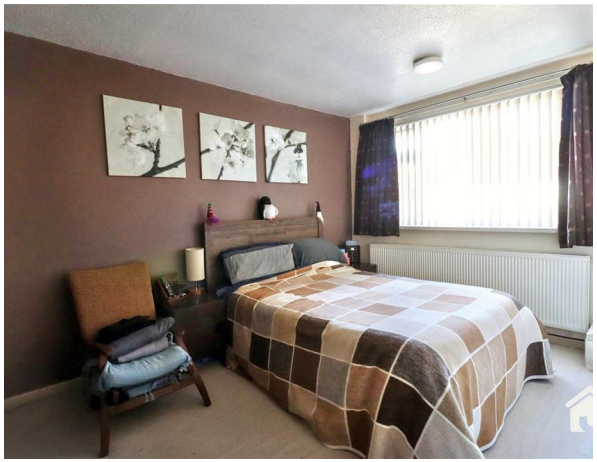
**SITUATED JUST OFF OF THE ANSTEY LANE WHICH OFFERS GREAT LINKS TO THE M1 AS WELL AS THE CITY CENTRE COMES OFFERED FOR SALE THIS WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. IN BRIEF THIS LOVELY HOME COMPRISES AN ENTRANCE HALL, KITCHEN/DINING ROOM, LIVING ROOM, FIRST FLOOR LANDING WITH THREE BEDROOMS AND A BATHROOM. OUTSIDE FROM THE FRONT IS OFF ROAD PARKING THAT HAS GATED ACCESS TO A DRIVEWAY LEADING ALONGSIDE THIS LOVELY PROPERTY TO A GENEROUSLY SIZED GARAGE. JUDGE ESTATE AGENTS HIGHLY ADVISE AN INTERNAL VIEWING TO FULLY APPRECIATE.**







**ENTRANCE HALL**
Having stairs leading up to the first floor landing, under stairs cupboard, radiator and a door that leads to:

**KITCHEN/DINING ROOM 16' x 13'**
There are a range of wall and base units and work surfaces having a sink with a mixer tap, integral oven, hob and extractor, integral microwave, integral fridge, washing machine, dishwasher, radiator, power points, window to the rear aspect, patio doors to the rear garden and folding doors that lead to:

**LIVING ROOM 18' x 10'**
Benefiting from a window to the front aspect, radiator and power points.

**FIRST FLOOR LANDING**
There is a window to the side aspect, airing cupboard, loft access with ladder and there's also doors that lead to:

**BEDROOM 13' x 8'**
Benefiting from a window to the front aspect, radiator and power points.

**BEDROOM 10' x 8'**
Having a window to the rear aspect, radiator and power points.

**BEDROOM 8'11 x 7'10**
With a window to the front aspect, radiator, power points and fitted cupboard.

**BATHROOM**
Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling and radiator.

**REAR GARDEN**
A lovely garden which appreciates a laid to lawn and bordered area as well as access to the generously sized garage.

**PARKING**
From the front there is off road parking with gates accessing further parking with a car port/sheltered area as well as:

**GARAGE 33'10 - 24' x 11'10 - 8'**
Benefiting from a roller door with the facilities of both power and lighting. There is also a window and door.

**ANSTEY HEIGHTS**
The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available

**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

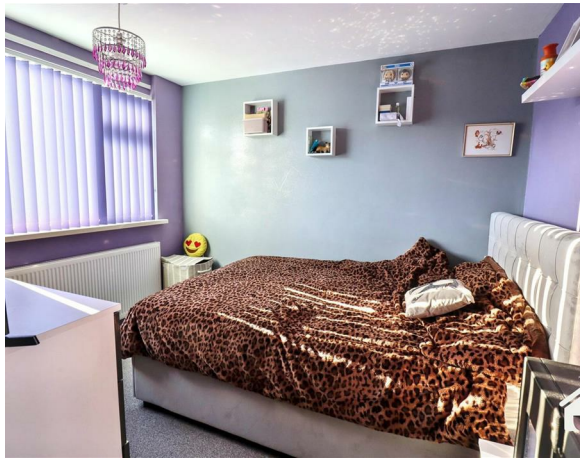
4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

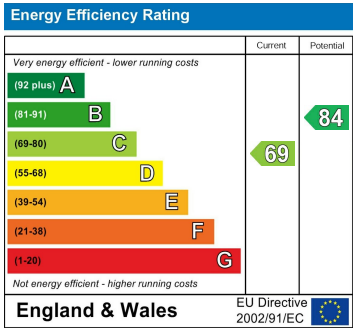
**MEASUREMENTS & FLOORPLANS**
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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**
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. 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.



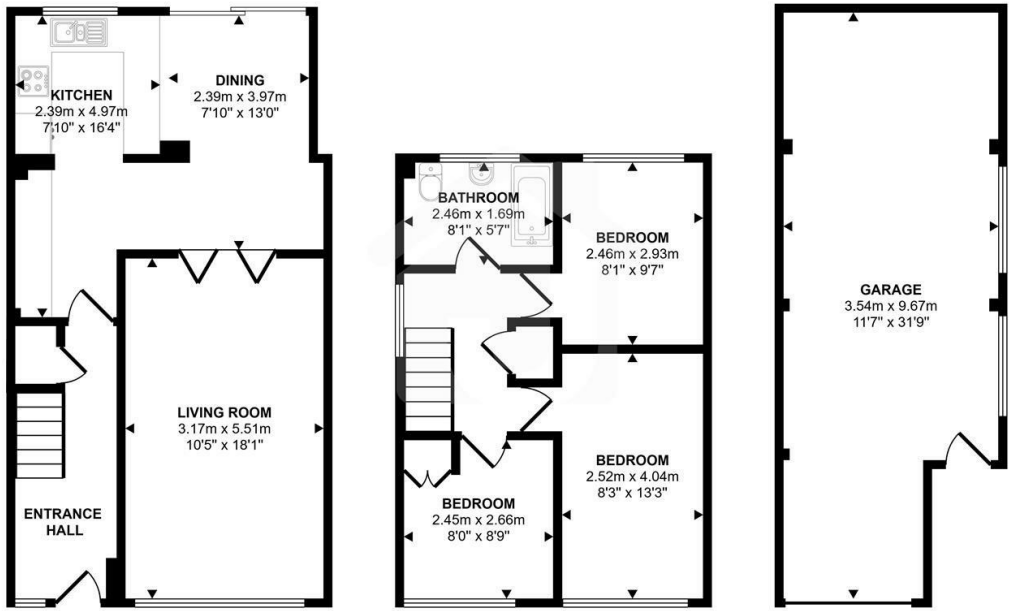








Approx Gross Internal Area
116 sq m / 1252 sq ft




Ground Floor
**Approx 48 sq m / 520 sq ft**

First Floor
**Approx 37 sq m / 394 sq ft**

Garage
**Approx 31 sq m / 338 sq ft**

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## MEASUREMENTS

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## VIEWINGS

**Viewings strictly by appointment via Judge Estate Agents.**
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2. **Look at floorplan**
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## LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

## 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.

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