



**15 MILLFIELD  
CLOSE, ANSTEY LE7 7TE**

**£238,000**  
**FREEHOLD**



0116 236 7000



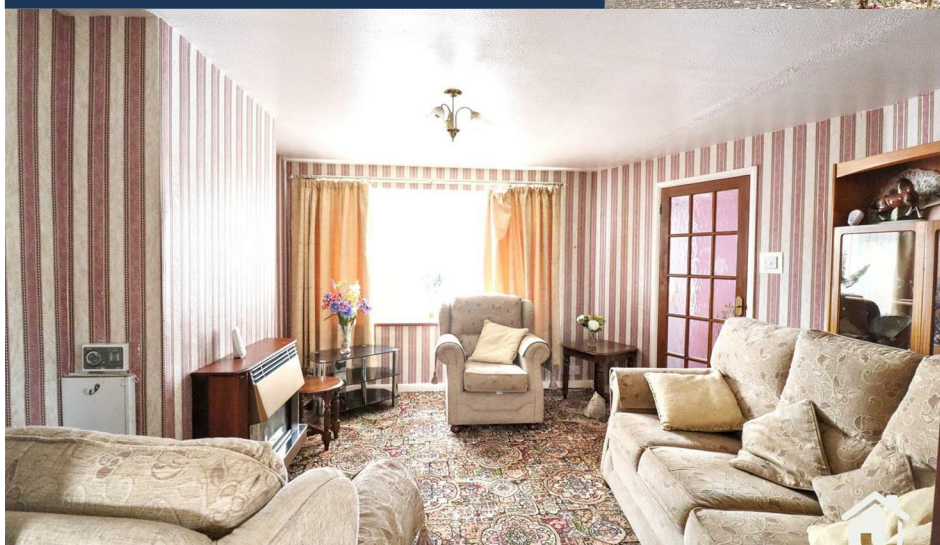
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



**A FANTASTIC PROJECT FOR THE NEXT OWNERS WITH THIS THREE BEDROOM SEMI-DETACHED HOUSE THAT RESIDES UPON A CUL-DE-SAC POSITION. LOCATED WITHIN ONE OF THE MOST POPULAR AND SOUGHT AFTER VILLAGES IN CHARNWOOD, THIS LOVELY OPPORTUNITY BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. TO THE REAR THERE IS A GOOD SIZED AND WELL ESTABLISHED GARDEN AND FROM THE FRONT AND LEADING ALONGSIDE THE PROPERTY THERE IS OFF ROAD PARKING THAT THEN LEADS TO A GARAGE.**



#### **ENTRANCE HALL**

There are stairs that lead up to the first floor landing and a door that leads to:

#### **LIVING ROOM 13'7 x 13'2**

Benefiting from a window to the front aspect, radiator, power points and access through to:

#### **DINING ROOM 11'1 x 8'10**

Having patio doors to the rear garden, radiator, power points and a door that leads to:

#### **KITCHEN 10'4 x 7'6**

With a range of wall and base units and work surfaces, sink with a mixer tap, window to the side aspect, power points and a door to the rear aspect giving access to the rear garden.

#### **FIRST FLOOR LANDING**

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

#### **BEDROOM 13' x 9'7**

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

#### **BEDROOM 10'8 x 9'11**

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

#### **BEDROOM 10'8 x 9'11**

Having a window to the front aspect, power points and over the stairs lip.

#### **SHOWER ROOM**

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

#### **REAR GARDEN**

A lovely, well established garden that is made up of an immediate patio that steps onto a mainly laid to lawn area with borders home to a number of shrubs and plants.

#### **PARKING**

From the front there is off road parking with double gates giving access alongside the property to:

#### **GARAGE**

With 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 businesses 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 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.

#### **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.



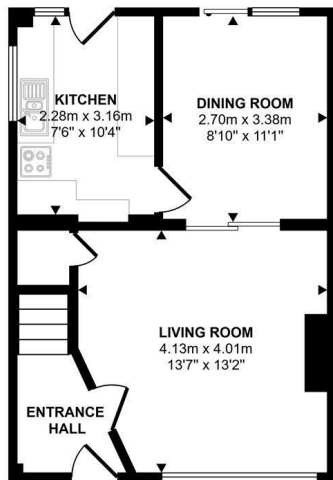
## LOCATION



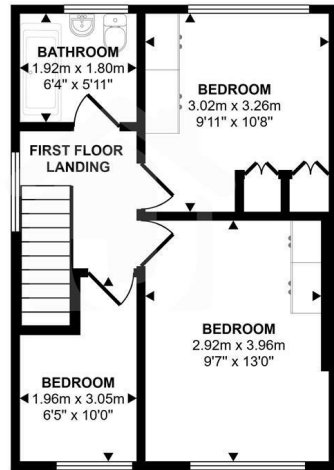
## MEASUREMENTS

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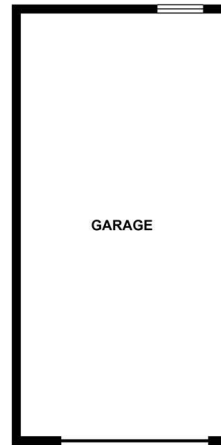
Approx Gross Internal Area  
99 sq m / 1065 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft



First Floor  
Approx 38 sq m / 404 sq ft



Garage  
Approx 23 sq m / 250 sq ft

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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ZOOPLA

rightmove

## TERMS & CONDITIONS

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**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.