



**WOOLACOMBE MERRYLEES  
ROAD, THORNTON LE67  
1AP**

**£305,000**  
**FREEHOLD**



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



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SITUATED IN AN ATTRACTIVE COUNTRYSIDE SETTING APPROXIMATELY ONE MILE FROM THE VILLAGE OF THORNTON COMES OFFERED FOR SALE THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE. THE ACCOMMODATION COMPRISES AN ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. OUTSIDE THERE IS AMPLE OFF ROAD PARKING THAT UP TO AND ALONGSIDE THE PROPERTY TO A GARAGE AND WHERE YOU WILL FIND A GENEROUS, WELL ESTABLISHED GARDEN. THE PROPERTY HEATING SYSTEM IS BY LIQUIFIED PETROLEUM GAS WHERE FURTHER DETAILS ARE AVAILABLE UPON REQUEST.



#### ENTRANCE HALL

There are stairs leading up to the first floor landing, window to the side aspect, fitted cupboard, radiator and doors that leads to:

#### LIVING/DINING ROOM 24'4 x 11'1

Benefiting from windows to both the front and rear aspects, radiator, power points, TV point and feature fire surround.

#### KITCHEN 10'9 x 7'10

Having a range of wall and base units with work surfaces, sink with a mixer tap, power points, radiator, plumbing for a washing machine, window to the rear aspect and a door to the side aspect.

#### FIRST FLOOR LANDING

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

#### PRIMARY BEDROOM 12'11 x 9'8 from fitted wardrobes

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

#### BEDROOM 11'1 x 10'11

With a window to the rear aspect, radiator and power points.

#### BEDROOM 7'10 x 7'8

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

#### BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, window to the rear aspect, heated towel rail and complimentary tiling.

#### REAR GARDEN

A lovely, well established and cared for garden that enjoys, patio, decked areas for relaxing and socialising as well as an extensive laid to lawn garden with trees, borders home to a number of shrubs and plants. There is a shed in the garden as well.

#### PARKING

From the front there is ample off road parking that also leads up to:

#### GARAGE

With an up and over door.

#### THORNTON

A popular village on the north west side of the city of Leicester. Thornton is on the edge of the National Forest and well known for its beautiful reservoir. The village is extremely convenient for the M1 J22 at Markfield (4 miles), which provides fast access to Derby and Nottingham (22 miles) and East Midlands Airport (10 miles). Brooklands is also within easy reach of London via M1 J21A (6 miles) and Birmingham via M42 J10 (30 minutes). London is easily accessible from Leicester via the train to St Pancras (1 hour 6 minutes). Leicester itself is only 8 miles away by car, and also conveniently reached on the 26 bus route which passes the property hourly. (All distances and timings are an approximation)

#### 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 WHATEVER IN RELATION TO THIS PROPERTY.

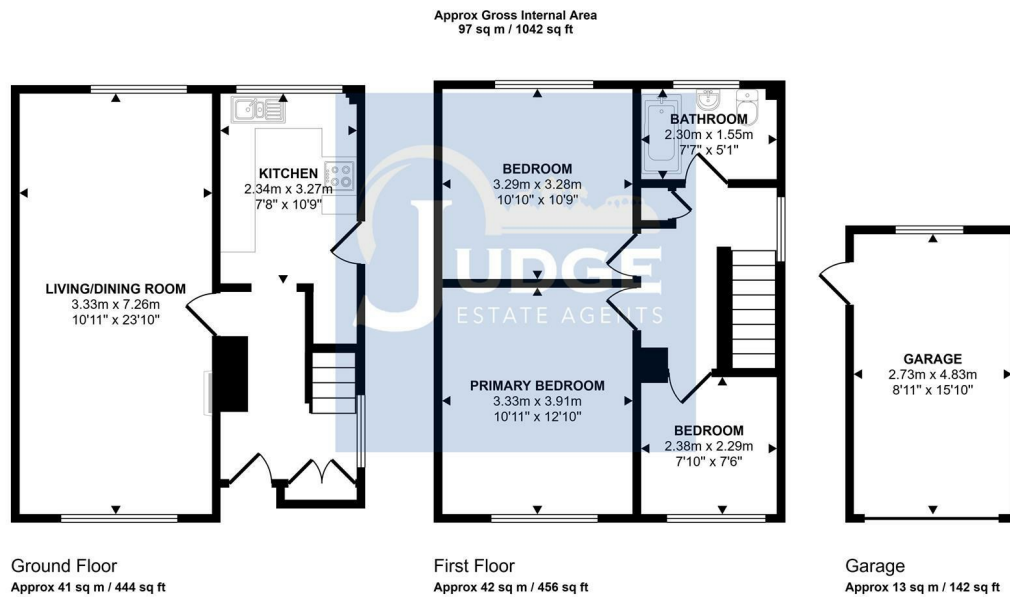


## LOCATION



## 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.



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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.