



**40 LINK ROAD, ANSTEY LE7  
7BW**

**£284,950**  
**FREEHOLD**



0116 236 7000



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



THIS DETACHED THREE BEDROOM HOUSE IS READY FOR THE NEXT OWNER TO ADD THEIR OWN TOUCH/VISION TO AND IS WELL SITUATED FOR REPUTABLE SCHOOL CATCHMENT AS WELL ACCESS TO THE MOTORWAY AND MAJOR CITY ROADS. IN BRIEF THE PROPERTY BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM THROUGH TO THE DINING ROOM AREA, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A SHOWER ROOM. THERE IS A LOW MAINTENANCE AND MATURE REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING WITH GATED ACCESS ALONGSIDE THE PROPERTY TO A GARAGE. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.



#### **ENTRANCE PORCH**

Having a door that leads to:

#### **ENTRANCE HALL**

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

#### **LIVING ROOM 16'7 x 11'**

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

#### **DINING ROOM 9'8 x 8'8**

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

#### **KITCHEN 10'8 x 8'1**

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, plumbing for a washing machine, power points, integral oven, grill, hob with extractor, window to the rear aspect and a door to the side of the property.

#### **FIRST FLOOR LANDING**

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

#### **PRIMARY BEDROOM 13'2 x 7'11 from fitted wardrobes (10' max)**

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

#### **BEDROOM 12'11 x 11'1**

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

#### **BEDROOM 7'11 x 7' maximum**

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

#### **BATHROOM**

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

#### **REAR GARDEN**

A low maintenance yet attractive rear garden made up of a patio and gravelled areas that also enjoys borders home to a number of shrubs, plants and trees. There is a Greenhouse also to the rear.

#### **PARKING**

From the front there is off road parking with gated access to further parking alongside the property that then leads to:

#### **GARAGE**

Benefiting from 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**

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.





Approx Gross Internal Area  
83 sq m / 890 sq ft



Ground Floor  
Approx 42 sq m / 448 sq ft

First Floor  
Approx 41 sq m / 442 sq ft

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.

## LOCATION



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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.