JUDGE
ESTATE AGENTS

52 CHARLES DRIVE, ANSTEY LE7 7BG

£284,950
FREEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

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





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JUDGE ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, POSITIONED WITHIN A POPULAR CUL-DE-SAC IN ANSTEY AND IDEALLY LOCATED FOR ACCESS TO REPUTABLE PRIMARY AND SECONDARY SCHOOLS.

THE ACCOMMODATION COMPRISES AN ENTRANCE PORCH, WELCOMING ENTRANCE HALL, SPACIOUS LIVING ROOM OPENING THROUGH TO THE DINING ROOM, AND A FITTED KITCHEN. TO THE FIRST FLOOR ARE THREE BEDROOMS AND A FAMILY BATHROOM.







ENTRANCE PORCH
There is a door to:

ENTRANCE HALL
There are a set of stairs leading to the first floor landing, power point, fitted cupboard, radiator and door to:

LIVING ROOM 16'8" x 10'11"
Having a bay fronted window, radiator, power points, TV point. Archway through to:

DINING ROOM 8'7" x 8'11"
With patio doors to the rear aspect, radiator, power points and door to:

KITCHEN 8'1" x 10'1"
There are a range of wall and base units with work surfaces, sink with mixer tap, splash back tiling, power points, radiator, window to the rear aspect and door to the side aspect.

FIRST FLOOR LANDING
With a window to the side aspect, loft access and doors to:

BEDROOM 14'2" x 9'10"
Benefiting from a bay fronted window, radiator and power points.

BEDROOM 11'10" x 10'8"
Having a window to the rear aspect, radiator and power points

BEDROOM 7'8" x 6'9"
Having a window to the front aspect, radiator and power points.

BATHROOM 5'10" x 7'3"
Comprising a low level WC, Wash hand basin, Bath with Shower over, Heated towel rail and Window to the rear aspect.

REAR GARDEN
There is a paved patio with pebbled area and a mainly laid to lawn garden.

PARKING
From the front of the property there is off road parking that leads to:

GARAGE 16'7 x 8'3
Having an up and over door with a window to the rear aspect and door to the rear garden.

ANSTEY VILLAGE
Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

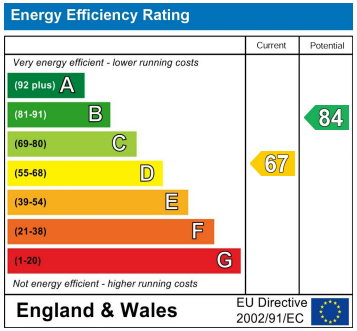
3) Watch our virtual viewing video

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.

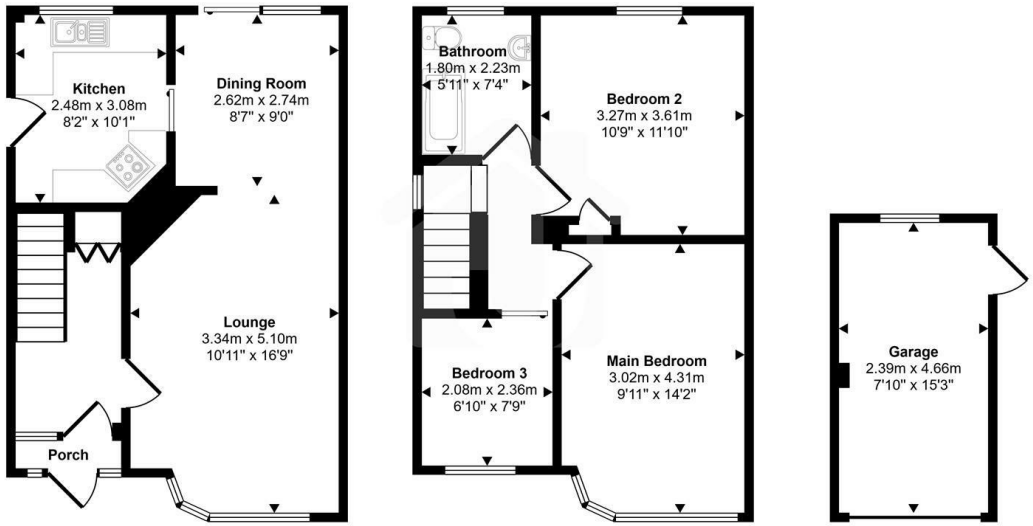








Approx Gross Internal Area
91 sq m / 980 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 40 sq m / 431 sq ft

Garage
Approx 11 sq m / 120 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 Made Snappy 360.

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

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

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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.

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.