



**24 POLLARDS
ROAD, ANSTEY LE7 7UG**

£298,000
FREEHOLD



0116 236 7000



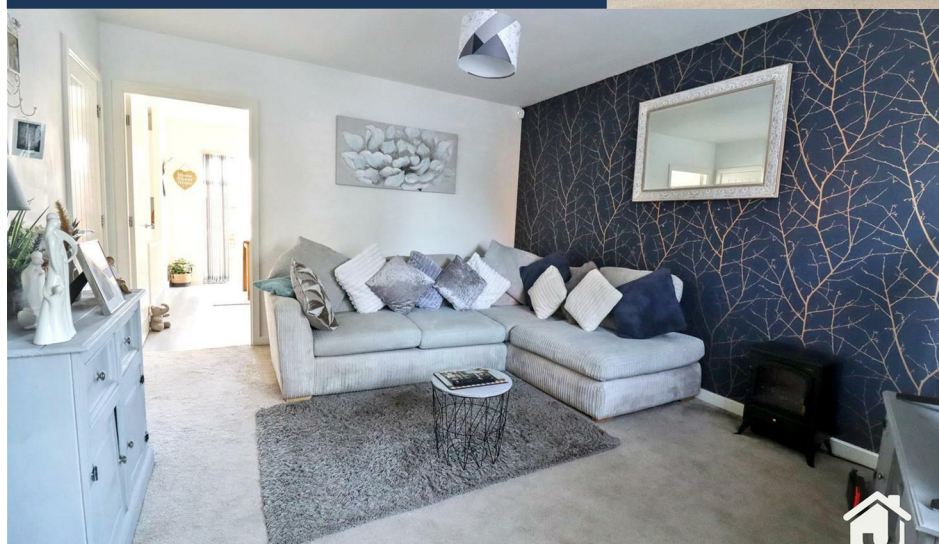
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



LOCATED WITHIN A HIGHLY SOUGHT AFTER PART OF THIS THRIVING NORTH LEICESTERSHIRE VILLAGE COMES OFFERED FOR SALE A MODERN, THREE BEDROOM SEMI-DETACHED HOUSE. AS YOU ENTER THIS VERY WELL PRESENTED HOME THERE IS AN ENTRANCE HALL, LIVING ROOM, KITCHEN, UTILITY, WC, FIRST FLOOR LANDING, THREE BEDROOMS, EN-SUITE TO THE PRIMARY BEDROOM AND A FAMILY BATHROOM. THERE IS AN EYE-CATCHING WELL PRESENTED REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE. JUDGE ESTATE AGENTS RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

With a radiator, power point, stairs leading to the first floor landing and a door to:

LIVING ROOM 14'5 x 11'11 - 10'11

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

KITCHEN/BREAKFAST 12'2 x 11'11

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor, dishwasher, fridge/freezer, patio doors to the rear aspect, power points and access through to:

UTILITY AREA

Having plumbing for a washing machine, power points and door to:

WC

Comprising a low level WC, Wash hand basin and Radiator.

FIRST FLOOR LANDING

With power point, loft access and doors to:

MAIN BEDROOM 9'7 x 8'11

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

SECOND BEDROOM 10'2 x 8'9

With a window to the front aspect, radiator, power points and TV point.

THIRD BEDROOM 7' x 6'5

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Window to the side aspect and a Heated towel rail.

REAR GARDEN

A lovely garden which comprises of a patio that then leads onto a mainly laid to lawn garden with a decked seating area to the very rear.

PARKING

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

GARAGE

Benefiting from an up and over door.

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
- 4) Please provide and assist proof of affordability

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

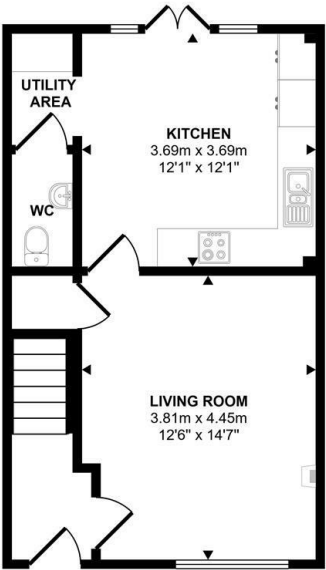


MEASUREMENTS

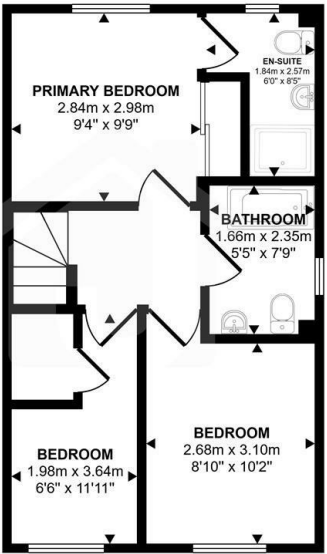
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility 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.



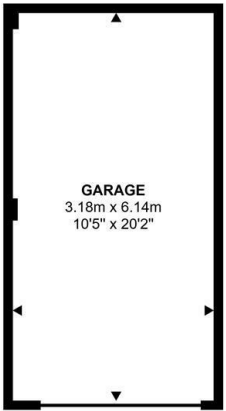
Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 40 sq m / 432 sq ft



Garage
Approx 20 sq m / 210 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

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.