



**2 CASTLE HILL
ROAD, ANSTEY LE7 7JY**

£365,000
FREEHOLD



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



NO CHAIN. LOCATED WITHIN THIS MODERN DEVELOPMENT, SITUATED UPON THE EDGE OF A HIGHLY REGARDED NORTH LEICESTERSHIRE VILLAGE COMES OFFERED FOR SALE THIS EXTENDED, IMMACULATE THREE BEDROOM DETACHED HOUSE. A LOVELY HOME THAT IN BRIEF COMPRISES AN ENTRANCE HALL, WC, LIVING ROOM, KITCHEN/DINING/LOUNGE, FIRST FLOOR LANDING, THREE BEDROOMS WITH AN EN-SUITE TO THE PRIMARY BEDROOM AND A BATHROOM. THERE IS A WELL MAINTAINED GARDEN AS WELL AS OFF ROAD PARKING AND A GARAGE.



ENTRANCE HALL

There is a radiator, power point, stairs leading up to the First Floor Landing and doors that lead to:

LIVING ROOM 16'5 x 12'9 - 9'10

Benefiting from a bay window to the side aspect, radiator, power points, TV point and a Window to the front aspect.

WC

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

KITCHEN/DINING/LOUNGE 18'9 x 16'6 - 13'2

There are a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor, power points, radiator, windows to the front and rear aspects Velux windows to the rear aspect, TV point and Bi-Folding doors that lead to the rear garden.

FIRST FLOOR LANDING

With a radiator, loft access, power point and doors that lead to:

PRIMARY BEDROOM 12'11 x 8'10

Benefiting from windows to the front and side aspects, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Extractor and a Heated towel rail.

BEDROOM 9'10 x 6'7

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

BEDROOM 9'3 x 6'7

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Complimentary tiling, Heated Towel Rail and a Window to the front aspect.

REAR GARDEN

A lovely garden that enjoys a laid to lawn area accompanied by both Decked and Patio areas.

PARKING

To the rear of the property there is off road parking that leads 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)

Woollen 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

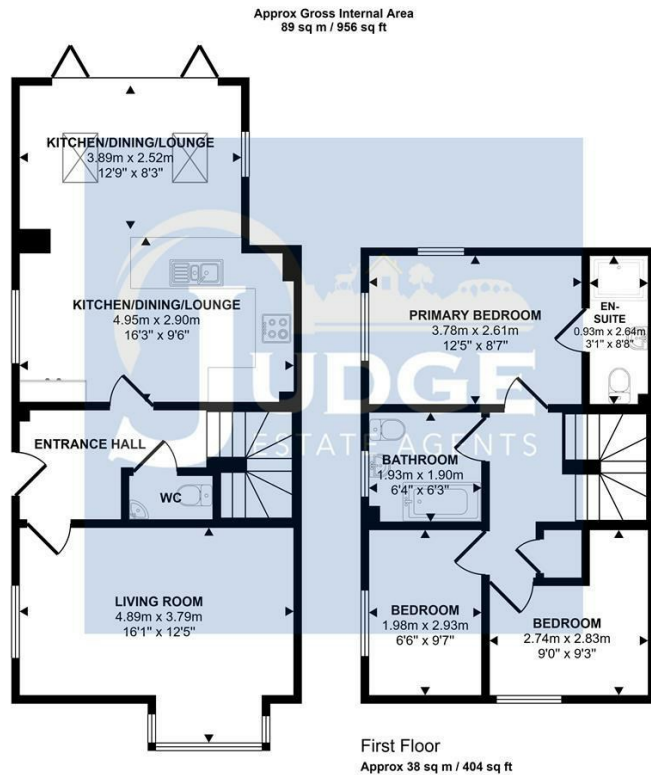
We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Click through our 360 Tour
- 5) 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.



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.

LOCATION



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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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.