



**57 OVERDALE  
AVENUE, GLENFIELD LE3  
8GQ**

**£335,000**  
**FREEHOLD**



0116 236 7000



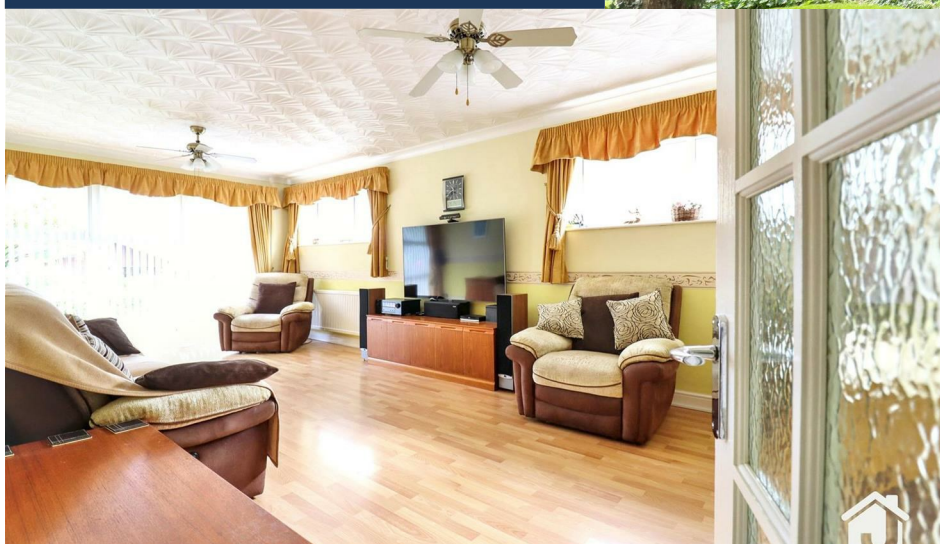
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET THIS VERY WELL PRESENTED, TWO BEDROOM DETACHED BUNGALOW. SITUATED WITHIN A HIGHLY SOUGHT AFTER LOCATION, THIS LOVELY HOME IN BRIEF BENEFITS FROM AN ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN, TWO BEDROOMS WITH A CONSERVATORY OFF OF THE PRIMARY BEDROOM AND THERE IS ALSO A FOUR PIECE BATHROOM. TO THE FRONT AND REAR THERE ARE WELL ESTABLISHED AND EYE-CATCHING GARDENS AND FROM THE FRONT, OFF ROAD PARKING THAT LEADS TO THE GARAGE. WE RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



#### **ENTRANCE PORCH**

There is a radiator and door that leads to:

#### **ENTRANCE HALL**

With a radiator, fitted cupboard, power point and doors that leads to:

#### **LIVING/DINING ROOM 23'5 x 11'9**

Benefiting from windows to the front and side aspects, radiator and power points.

#### **KITCHEN 13'3 x 8'8**

There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, window to the rear aspect, power points and a door to the side porch with a door that leads to the side of the property.

#### **PRIMARY BEDROOM 12'8 x 11'10**

Benefiting from a radiator, power points and Conservatory doors that gives access to:

#### **CONSERVATORY 12'6 x 11'10**

Having windows to the rear and side aspects, power points and patio doors to the rear garden.

#### **BEDROOM 12'8 x 8'11**

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

#### **BATHROOM**

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

#### **FRONT GARDEN**

There is a laid to lawn garden with borders home to a number of shrubs, plants and trees.

#### **REAR GARDEN**

A lovely garden that appreciates a patio that leads onto the mainly laid to lawn garden with a pond, borders with a number of flowers, shrubs as well as trees. There is also a Shed.

#### **PARKING**

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

#### **GARAGE**

#### **LOCATION**

Approximately four and a half miles northwest of Leicester city centre, it has particularly good motorway links to the M1/M69 motorway networks. The village itself offers a wide range of local amenities including popular schools, Elizabeth Woodville Primary School, Brookvale High school & Groby Community College. There is also the parish church, shopping and sporting and social facilities with historic Bradgate Park only a short distance away.

#### **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 WHATSOEVER IN RELATION TO THIS PROPERTY.

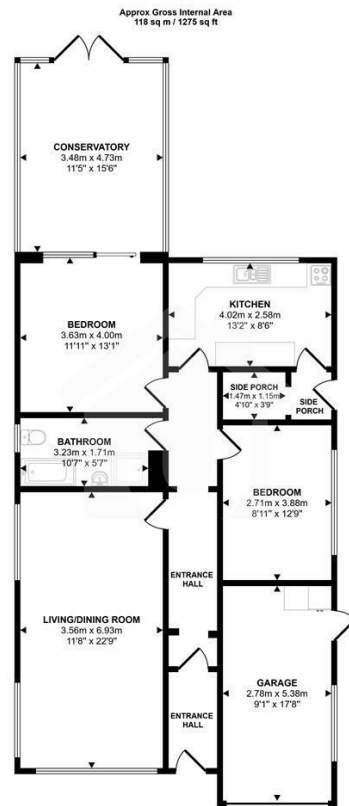


## LOCATION



## MEASUREMENTS

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Floorplan

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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



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## TERMS & CONDITIONS

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