



**264 LINK
ROAD, ANSTEY LE7 7EF**

£329,950
FREEHOLD



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



JUDGE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS IDEAL FAMILY HOME, PERFECTLY POSITIONED WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF ANSTEY. THIS WELL-MAINTAINED THREE-BEDROOM DETACHED PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT.

THE GROUND FLOOR FEATURES AN ENTRANCE HALL, A BRIGHT AND WELCOMING LOUNGE, AND AN IMPRESSIVE L-SHAPED KITCHEN/DINING ROOM — IDEAL FOR MODERN FAMILY LIVING. UPSTAIRS, YOU WILL FIND THREE WELL-PROPORTIONED BEDROOMS AND A CONTEMPORARY



ENTRANCE HALL

Having stairs to the first floor landing, parquet flooring, storage cupboard and doors to

LOUNGE 15'3" x 12'1"

Benefiting from a bay fronted window, carpeted flooring, radiator, fire with attractive surround, TV point, Power points and door to

KITCHEN/DINING 18'6" - 9'11" x 16'9"

With wood effect laminate flooring, the kitchen area offers a range of wall and base units with roll top work surfaces, sink with mixer tap, pantry, door to the side aspect, window to the rear, power points and to the dining area there is a sky light, patio doors to the rear aspect and power points.

FIRST FLOOR LANDING

Having double glazed window to the side aspect, loft access which is partially boarded, wool carpeted flooring and doors to

PRIMARY BEDROOM 12'0" x 9'0"

With a double glazed window to the front aspect, radiator, wool carpeted flooring, power points and fitted wardrobes.

SECOND BEDROOM 12'7" x 11'5"

Benefiting from a double glazed window to the rear aspect, wool carpeted flooring, radiator, power points and airing cupboard.

BEDROOM 8'4" x 7'5"

Having a double glazed window to the front aspect, radiator, wool carpeted flooring and power points.

BATHROOM 5'10" x 6'10"

Comprising from a low level WC, Wash hand basin, Bath with shower over, complimentary tiling, heated towel rail and double glazed window to the rear aspect.

OUTSIDE

To the front there is a lawn area with a selection of borders. To the rear there is mainly slabbed and gravelled areas with a selection of shrubbed and mature planted borders, Arbour seat and gated side access.

PARKING

From the front there is an off road parking drive that leads along the side of the property to a Garage. The garage has an up and over door with power and lighting.

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 Martyn 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 & 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.



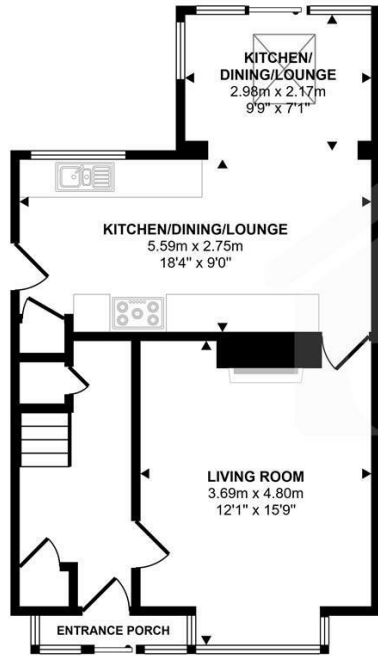
LOCATION



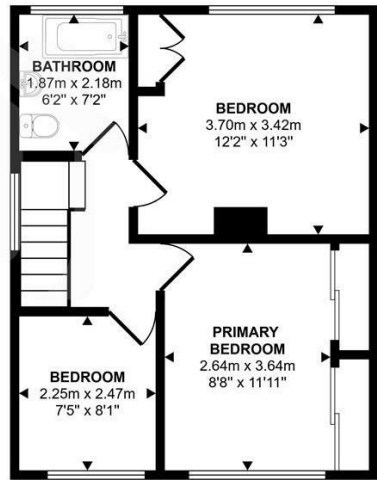
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Approx Gross Internal Area
90 sq m / 972 sq ft



Ground Floor
Approx 49 sq m / 531 sq ft



First Floor
Approx 41 sq m / 442 sq ft

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK



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All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

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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.