



**8 PEARTREE
CLOSE, ANSTEY LE7 7TD**

**OFFERS OVER £429,950
FREEHOLD**



0116 236 7000



sales@judgeestateagents.co.uk



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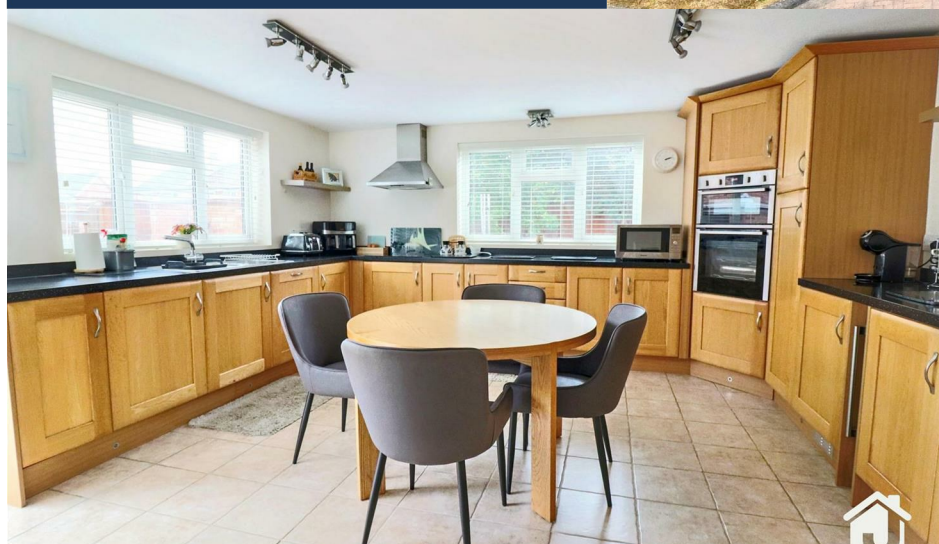
13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



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RESIDING WITHIN A CUL-DE-SAC LOCATION AS WELL AS BEING UPON A CORNER PLOT COMES OFFERED FOR SALE THIS EXTENDED, FOUR BEDROOM DETACHED HOUSE. MAKING AN IDEAL FAMILY HOME WITH GREAT ACCESS TO PUBLIC PARKS, WALKS AS WELL AS THE VILLAGE CENTRE, NURSERY AND SCHOOL WE ANTICIPATE GREAT INTEREST. IN BRIEF THIS IMPRESSIVE HOME BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, WC, LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST, FIRST FLOOR LANDING, FOUR BEDROOMS (EN-SUITE TO THE PRIMARY BEDROOM) AND A FAMILY BATHROOM. OUTSIDE TO THE REAR AND SIDE ASPECTS YOU WILL FIND WELL STOCKED AND MAINTAINED GARDENS AS WELL AS AMPLE OFF ROAD PARKING AND A GARAGE. JUDGE ESTATE AGENTS ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE PORCH

Having a radiator, power point and access through to:

ENTRANCE HALL

With a window to the front aspect, radiator, power points, stairs leading up to the first floor landing and doors that lead to:

WC

Comprising a low level WC, wash hand basin, window to the side aspect and a radiator.

LIVING ROOM 14'4 x 13'3

Benefiting from a window to the front aspect, radiator, power points, wall mounted lighting and access through to:

DINING ROOM 17'6 x 10'5

There are patio doors that lead to the rear aspect, radiator, power points and a door that gives access to:

KITCHEN/BREAKFAST 15'10 x 14'3

Having a range of wall and base units with work surfaces, integral dishwasher, wine fridge, oven, with hob and extractor, sink with a mixer tap and drainer, radiator, power points, windows to the rear and side aspects and a door that leads to the rear aspect.

FIRST FLOOR LANDING

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

PRIMARY BEDROOM 12'8 x 10'

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

EN-SUITE

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

BEDROOM 13'4 x 10'

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

BEDROOM 11'2 x 10'10

There is a window to the rear aspect, radiator and power points.

BEDROOM 10'2 - 6'3 x 7'4 - 4'1

With a window to the front aspect, radiator, power points and fitted cupboard and storage.

BATHROOM 7'7 x 7'2

Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, radiator and a window to the rear aspect.

GARDENS

A well established and maintained garden that enjoys a decked seating area, paved patio areas all with a laid to lawn and borders home to a variety of shrubs, plants and trees. There is an area to the side of the property with raised borders ideal for growing vegetables or fruit with gravelled grounds.

PARKING

To the rear there is brick paved off road parking that also lends access to:

GARAGE

Benefiting from an electric door and the facilities of both 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 business 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 Marton 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales		
	EU Directive 2002/91/EC	

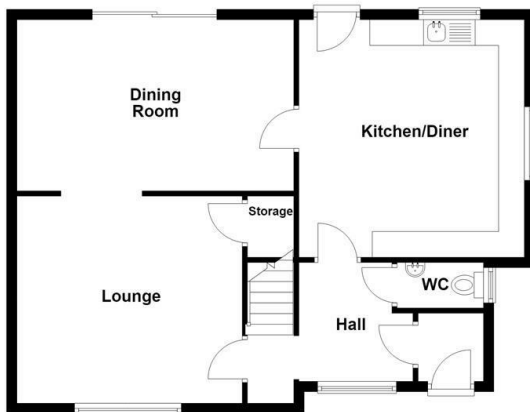


MEASUREMENTS

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.



Ground Floor



First Floor



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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



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



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.