

**70A DALBY
ROAD, ANSTEY LE7 7DJ**

£319,950
FREEHOLD

0116 236 7000

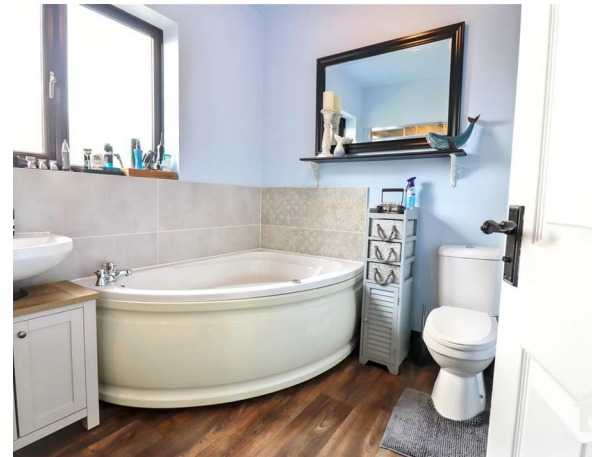
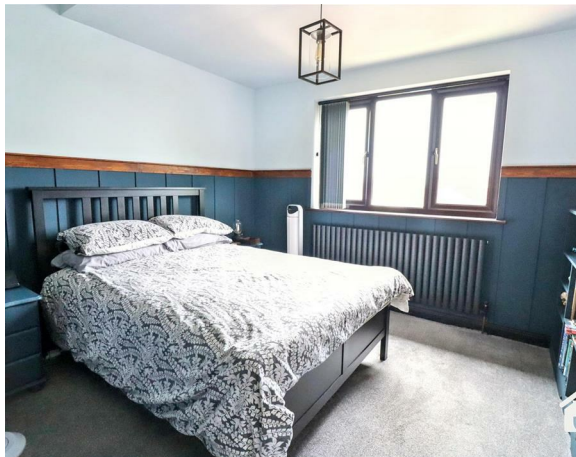
sales@judgeestateagents.co.uk

judgeestateagents.co.uk

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



LOCATED CLOSE TO THE PRIMARY AND SECONDARY SCHOOLS WITHIN THIS HIGHLY SOUGHT AFTER NORTH LEICESTERSHIRE VILLAGE COMES OFFERED FOR SALE THIS VERY WELL PRESENTED AND UNIQUE THREE BEDROOM DETACHED HOUSE. AS YOU ENTER THERE IS A SPACIOUS ENTRANCE HALL WITH STAIRS LEADING TO THE FIRST FLOOR LANDING AND THERE ARE DOORS THAT LEAD TO A WC, LIVING ROOM, KITCHEN WITH DOOR THAT LEADS TO THE DINING ROOM AND FRENCH DOORS TO THE CONSERVATORY, FIRST FLOOR LANDING, THREE BEDROOMS AND A FOUR PIECE BATHROOM SUITE. FROM THE FLOOR FLOOR LANDING THERE ARE STAIRS TO THE LOFT SPACE WHICH HAS A SKYLIGHT. OUTSIDE THERE IS A QUAIN GARDEN AS WELL AS TO THE REAR THERE BEING OFF ROAD PARKING AND A GARAGE. JUDGE ESTATE AGENTS ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, power point, airing cupboard and doors that lead to:

WC

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

LIVING ROOM 16'2 x 8'8

Benefiting from a bay fronted window, radiator, power points, feature wall with place for TV and ornaments and a window to the side aspect.

KITCHEN 11'11 x 9'8

With a range of wall and base units as well as work surfaces, Belfast style double sink with a mixer tap, window to the rear aspect, power points, plumbing for a washing machine, under unit lighting, door to the side aspect, wine rack and access through to:

DINING ROOM 9'7 x 8'7

Having a radiator, power points and French doors to:

CONSERVATORY 9'2 x 8'2

Benefiting from windows to the rear and side aspects, power points, skylight and patio doors to the rear garden.

FIRST FLOOR LANDING

Having a window to the side aspect, door with stairs leading up to the loft as well as doors leading to:

BEDROOM 14'3 x 9'6

Benefiting from a window to the rear and side aspects, radiator, power points and fitted wardrobes.

BEDROOM 11'1 x 9'9

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

BEDROOM 8'9 x 8'9 (from fitted wardrobes)

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

BATHROOM

Comprising a low level WC, wash hand basin, jacuzzi bath, walk in shower, heated towel rail and a window to the front aspect.

LOFT 13'9 x 7'

Benefiting from a skylight to the rear aspect, radiator and power points.

GARDEN

From the front there are steps leading to the pathway that gives access around this lovely home that appreciates bordered areas with shrubs and plants as well as a mainly laid to lawn garden. There is a patio to the rear as well.

PARKING

To the very rear there is off road parking that leads to:

GARAGE 23'3 x 7'9

Benefiting from an up and over door with power and lighting as well as a door to the side aspect.

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, J22 & J23 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 Martin 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.

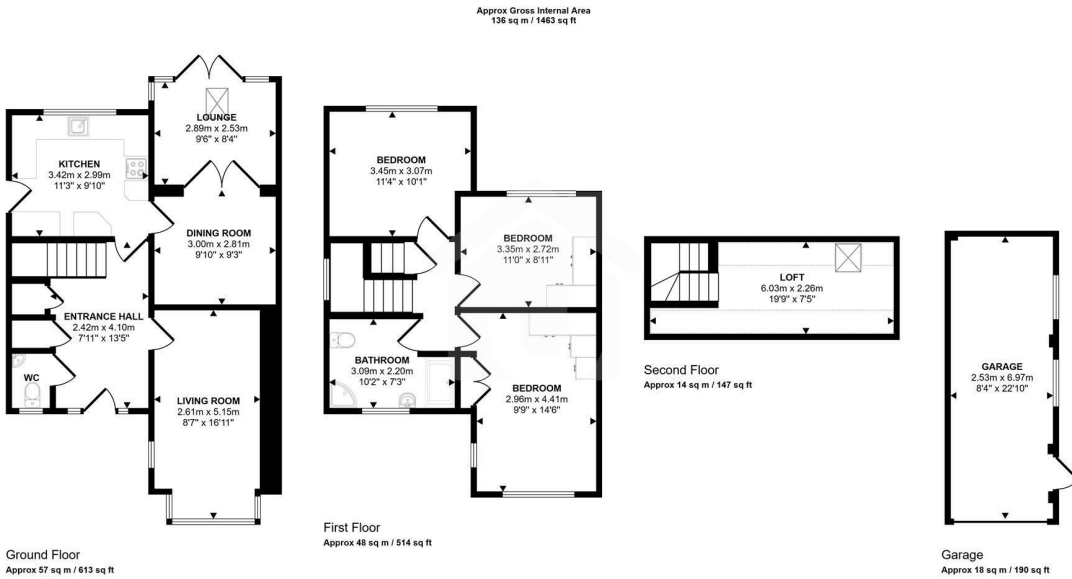


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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.



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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.

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.

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.