



**35 MILLFIELD
CLOSE, ANSTEY LE7 7TE**

£389,950
FREEHOLD



0116 236 7000



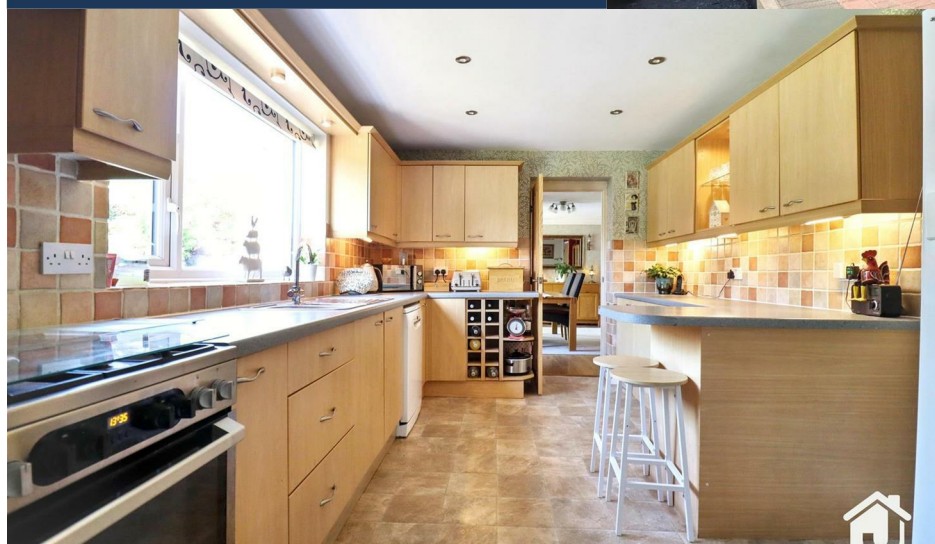
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET, THIS IMPRESSIVELY EXTENDED, FOUR BEDROOM SEMI-DETACHED HOUSE. SITUATED WITHIN A CUL-DE-SAC, THIS LOVELY HOME BENEFITS IN BRIEF OF AN ENTRANCE HALL, LIVING ROOM, DINING ROOM, CONSERVATORY, UTILITY, FIRST FLOOR LANDING, FOUR BEDROOMS WITH AN EN-SUITE SHOWER ROOM TO THE PRIMARY BEDROOM AS WELL AS A MAIN BATHROOM. TO THE REAR THERE IS A WELL MAINTAINED AND ESTABLISHED GARDEN AND FROM THE FRONT, OFF ROAD PARKING LEADING TO THE INTEGRAL GARAGE. A VIEWING COMES HIGHLY ADVISED TO FULLY APPRECIATE.



ENTRANCE HALL

There is a radiator, power point, stairs leading up to the first floor landing and a door that leads to:

LIVING ROOM 13'4 x 12'11

Benefiting from a bow fronted window, radiator, power points, feature fire surround and French doors that gives access to:

DINING ROOM 16'8 x 10'8

Having windows to the rear aspect, radiator, power points, built in cupboard, door to the Kitchen and Conservatory doors that leads to:

CONSERVATORY 12'9 x 10'

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

KITCHEN 14'4 x 9'10

With a range of wall and base units and work surfaces, Breakfast/Bar, sink with a mixer tap, wine rack, radiator, power points, window to the rear aspect and a door that leads to:

UTILITY/PORCH 14'1 x 12'6 - 5'10

There are doors that lead to the front and rear aspects, power points, plumbing for a washing machine and a door that leads to the Garage.

FIRST FLOOR LANDING

With access to the loft, power point and doors that leads to:

PRIMARY BEDROOM 14'4 - 9'7 x 12'5 - 5'10

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

EN-SUITE

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

BEDROOM 13'5 x 10'

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

BEDROOM 10'9 x 10'2

Having a window to the rear aspect, radiator, power points and a fitted cupboard.

BEDROOM 10'3 x 6'4

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

BATHROOM

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

REAR GARDEN

A lovely garden that appreciates patio seating areas that enjoys the laid to lawn garden and established borders home to a number of shrubs and plants.

PARKING

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

GARAGE 16'4 x 14'2 - 10'3

Benefiting from an up and over 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 Woollen 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.

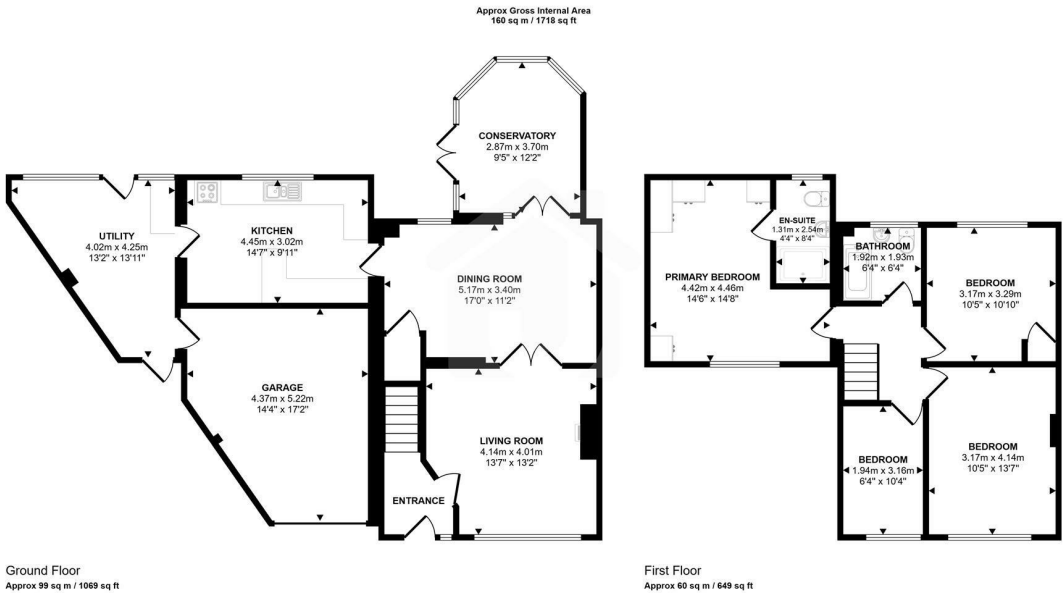


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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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.