



**2 COVETT WAY, WESTERN
PARK LE3 6SB**

£240,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



JUDGE ESTATES BRING TO THE MARKET, SITUATED WITHIN A QUIET CUL-DE-SAC ON THE POPULAR COVETT WAY, THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME ENJOYS A PLEASANT SET-BACK POSITION AND OFFERS EXCELLENT ACCESS TO LOCAL AMENITIES, MAJOR ROAD NETWORKS AND TRANSPORT LINKS. THE ACCOMMODATION COMPRISES AN ENTRANCE HALL, A MODERN FITTED KITCHEN, CONVENIENT GROUND FLOOR WC, AND A SPACIOUS OPEN-PLAN LIVING AND DINING AREA, CREATING AN IDEAL SPACE FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING. TO THE REAR, A CONSERVATORY PROVIDES ADDITIONAL LIVING SPACE AND OVERLOOKS THE ENCLOSED REAR GARDEN.



ENTRANCE HALL

Entering through UPVC door to hallway to all ground floor accommodation, laminate flooring, storage cupboard

WC

UPVC double glazed window to front elevation featuring a two piece white suite including low level flush WC and had wash basin, vinyl flooring

KITCHEN 9'1" x 8'3"

To front elevation, offering a range of high gloss wall and base units with worktops and tiled splashbacks. Benefitting from inset stainless steel sink and drainer, fitted oven with gas hob and extractor hood over. Plumbing for washing machine and space for freestanding fridge freezer. There is a UPVC double glazed window, laminate flooring.

LOUNGE DINER 15'10" x 16'4"

A dual-aspect reception room with a rear-facing window and sliding patio doors opening into the conservatory. The room provides space for both lounge and dining furniture and features a fireplace with inset electric stove, television recess above. Fitted carpet, radiator and ceiling light point.

CONSERVATORY 9'3" x 7'8"

Of UPVC double glazed construction with a lightweight solid roof, laminate flooring, recessed ceiling spotlights, windows to the side and rear elevations, French doors opening onto the rear garden and sliding doors leading into the living/dining room.

LANDING

Carpeted flooring with loft access, airing cupboard

BEDROOM ONE 9'10" x 11'5"

UPVC double glazed window to front elevation, benefitting from fitted wardrobes, radiator and carpeted flooring

BEDROOM TWO 9'0" x 10'7"

UPVC double glazed window to rear elevation, carpeted flooring, radiator

BEDROOM THREE

UPVC double glazed window to rear elevation, fitted storage, carpeted flooring and radiator

BATHROOM 6'1" x 6'3"

UPVC double glazed window to rear elevation, comprising of a three piece white suite including low level flush WC, handwash basin, bath with shower over, radiator and vinyl flooring

PARKING

The property is set back from the road behind a block paved driveway providing off-road parking for multiple vehicles and giving access to the detached garage. A lawned front garden lies to one side.

GARDEN ROOM 7'3" x 14'4"

A versatile converted outbuilding currently arranged as a games room. Featuring recessed ceiling spotlights, wood-effect flooring, a feature exposed brick alcove, television point and double glazed door providing access to the rear garden.

REAR GARDEN

The enclosed rear garden features a paved patio adjoining the property, an area of artificial lawn and raised timber seating. The garden is enclosed by timber fencing with gated side access and provides space for outdoor seating and entertaining.

LOCATION

The convenient and sought-after suburb of Western Park is located to the west of the City centre and is well known for its popularity in terms of convenience for access to the centre of employment and all the excellent amenities therein, as well as junction 21 of the M1/M69 motorway network for travel North, South and West, and the adjoining Fosse Park and Meridian Shopping, Entertainment, Retail and Business centres. Western Park offers a range of local neighbourhood amenities including excellent shopping, and regular bus services to the Leicester City centre.

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

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

FLOORPLAN AND 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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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

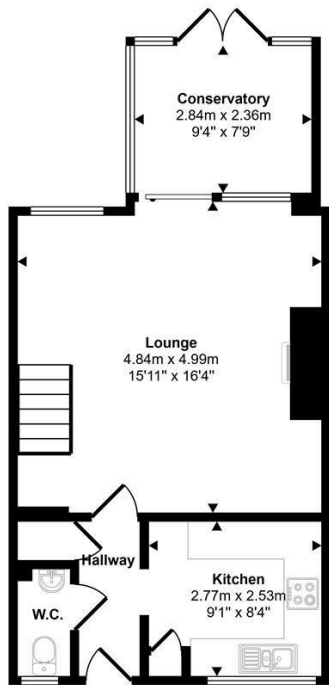


MEASUREMENTS

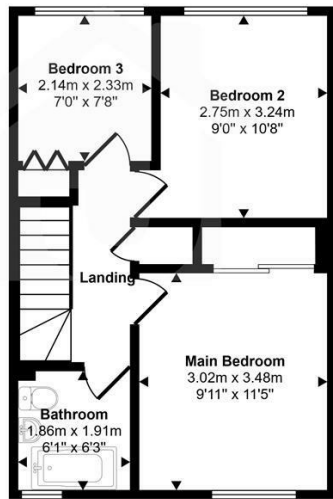
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility 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.



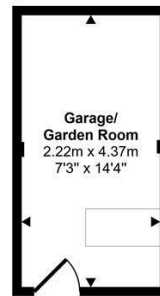
Approx Gross Internal Area
92 sq m / 991 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft



First Floor
Approx 38 sq m / 413 sq ft



Outbuilding
Approx 10 sq m / 105 sq ft

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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



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TERMS & CONDITIONS

Money laundering

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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.