JUDGE
ESTATE AGENTS

# 231 BRADGATE ROAD, ANSTEY LE7 7FX

**£504,950**
FREEHOLD


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

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LOCATED WITHIN ONE OF THE MOST SOUGHT AFTER POSITIONS WITHIN THE VILLAGE OF ANSTEY COMES OFFERED FOR SALE THIS VERSATILE THREE/FOUR BEDROOM DETACHED HOUSE. WITH ROUTES TO BRADGATE PARK WHILST AT THE SAME TIME ENJOYING THE VILLAGE BENEFITS OF REPUTABLE PRIMARY AND SECONDARY SCHOOLS AS WELL AS A VARIETY OF SHOPPING, EATERIES AND AMENITIES, THIS LOVELY AND INDIVIDUAL HOUSE MAKES FOR AN IDEAL FAMILY HOME.

ENTERING THIS LOVELY PROPERTY THERE IS A PORCH, ENTRANCE HALL, TWO RECEPTION ROOMS WITH THE KITCHEN OFF OF ONE, UTILITY

**ENTRANCE PORCH**
Having windows to the front and side aspects and a door that leads to:

**ENTRANCE HALL**
Having stairs leading up to the first floor landing, radiator, under stairs cupboard, window to the side aspect and doors that lead to:

**FIRST RECEPTION 12'8 x 11'9**
Benefiting from a bay fronted window, radiator, power points and a feature fire surround.

**SECOND RECEPTION 13' x 11'6**
With windows to the rear and side aspects, radiator, power and an opening through to:

**KITCHEN 8'6 x 6'7**
Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven with hob and extractor, power points, window to the side aspect and a door that leads to:

**UTILITY/PORCH**
There is a base unit, work surface, radiator, window and door to the side aspect and a doors leading to the third reception/fourth bedroom and:

**SHOWER ROOM**
Comprising a low level WC, wash hand basin, shower, heated towel rail, complimentary tiling and a velux window.

**THIRD RECEPTION/FOURTH BEDROOM 12' x 11'9**
Benefiting from a window to the rear aspect, radiator, power points and patio doors to the side aspect.

**FIRST FLOOR LANDING**
Having a window to the side aspect, power point and doors that lead to:

**BEDROOM 13'3 into bay x 11'7**
Benefiting from a bay fronted window, radiator, power points and a window to the side aspect.

**BEDROOM 12'9 x 11'7**
Having windows to the rear and side aspects, radiator, power points, fitted wardrobes and an airing cupboard.

**BEDROOM 7'7 x 6'8**
Having a window to the front aspect, radiator, power points, fitted cupboard and access to the loft.

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

**GARDENS**
The front area enjoys a mainly laid to lawn area with trees and shrubs whilst to the rear lays an extensive lawn garden enjoying well stocked borders to a variation of trees, shrubs and plants. The rear of the property enjoys a paved patio as well as a summer house.

**PARKING**
From the front theres ample off road parking which leads to:

**GARAGE 25'5 x 11'4**
Benefiting from an electric up and over door, window and door to the rear aspect as well as 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, 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 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 Martin High School for Secondary Education.

**VIEWINGS**
We always like any potential purchaser to follow our four steps

1) Read property description

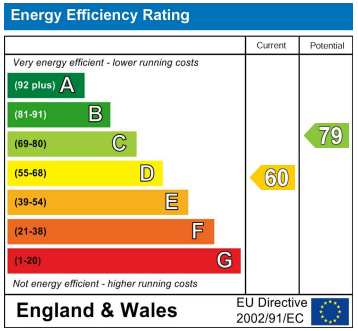
2) Look at Floorplan

3) Watch our virtual viewing video

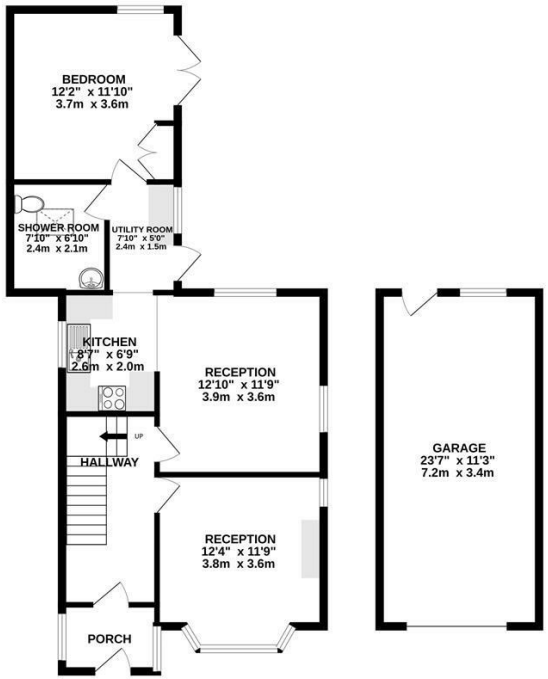
4) Please provide and assist proof of affordability

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

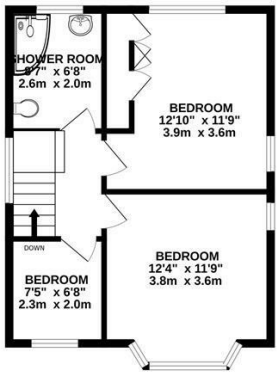
**MEASUREMENTS & FLOORPLANS**
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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.



GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.




1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.




TOTAL FLOOR AREA : 1417 sq.ft. (131.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## 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.

## 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**
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## LET'S TALK

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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.