



**35 FAIRHAVEN
ROAD, ANSTEY LE7 7TF**

£359,950
FREEHOLD



0116 236 7000



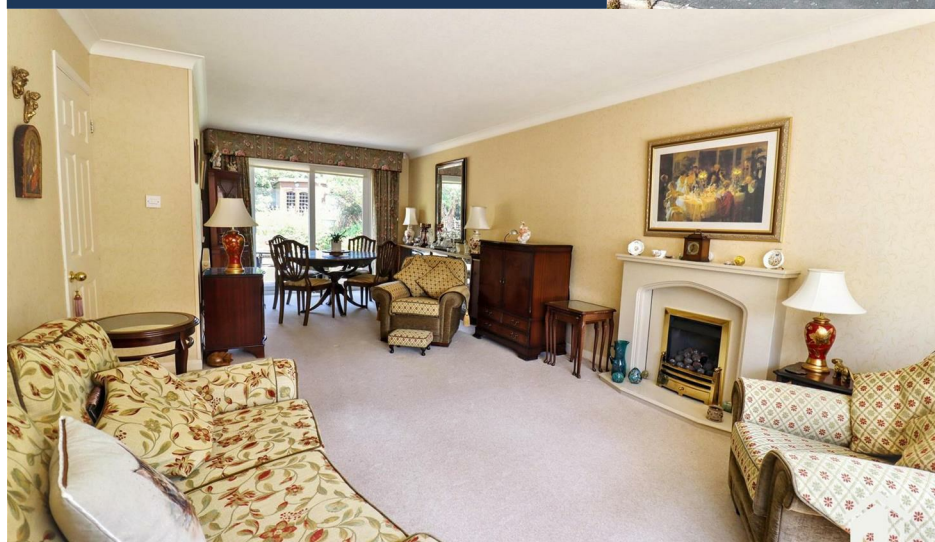
sales@judgeestateagents.co.uk



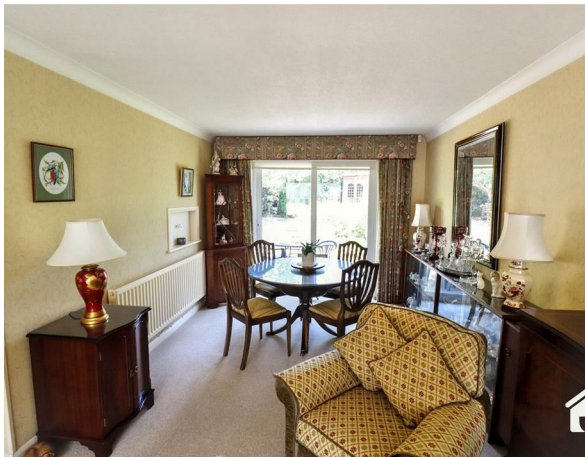
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET THIS VERY WELL PRESENTED, TWO BEDROOM DETACHED BUNGALOW SITUATED WITHIN ONE OF THE MOST HIGHLY SOUGHT AFTER POSITIONS IN ANSTEY VILLAGE. AS YOU APPROACH THIS LOVELY HOME YOU ARE GREETED WITH BRICK PAVED OFF ROAD PARKING THAT LEADS TO A DETACHED DOUBLE GARAGE. ENTERING THE BUNGALOW THERE IS AN ENTRANCE PORCH, ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN, TWO BEDROOMS WHERE ONE HAS AN EN-SUITE SHOWER ROOM AND THERE IS A MAIN BATHROOM. TO THE REAR THERE IS A LOVELY ZONAL GARDEN WITH VARIOUS PAVED SEATING AREAS ALL ACCOMPANIED BY FULLY STOCKED BORDERS. PLEASE NOTE AN OPEN DAY WILL BE ARRANGED AND THEREFORE EARLY ENQUIRIES ARE HIGHLY ADVISED.



ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having a radiator, power point and doors that lead to:

LIVING/DINING 25'1 x 11'10 - 10'

Benefiting from bow fronted window, radiator, power points, TV point, feature fire surround and patio doors to the rear aspect accessing the rear garden.

KITCHEN 10'0" x 9'5"

Offering a range of wall and base units and work surfaces, sink with a mixer tap and drainer, wine rack, integral fridge, freezer, plumbing for a washing machine, power points, window to the rear aspect, heated towel rail and a door to the rear aspect accessing the rear garden.

PRIMARY BEDROOM 10'8 x 10'6

Benefiting from window to the front aspect, radiator, power points, fitted wardrobes and access to

EN-SUITE

Comprising from low level WC, wash hand basin, shower, complimentary tiling, radiator and window to the side aspect.

BEDROOM 14'7 x 10'6 - 8'2

Having window to the rear aspect, power point, patio doors to the rear aspect and a radiator.

BATHROOM

Comprising from low level WC, wash hand basin, bath, complimentary tiling, radiator, airing cupboard and a window to the side aspect.

PARKING

With brick paved off road parking that leads to:

DOUBLE GARAGE 17' x 16'10

Benefiting from an electric up and over door with the facilities of power and lighting and 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, 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.

ANTI 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.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. 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.
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

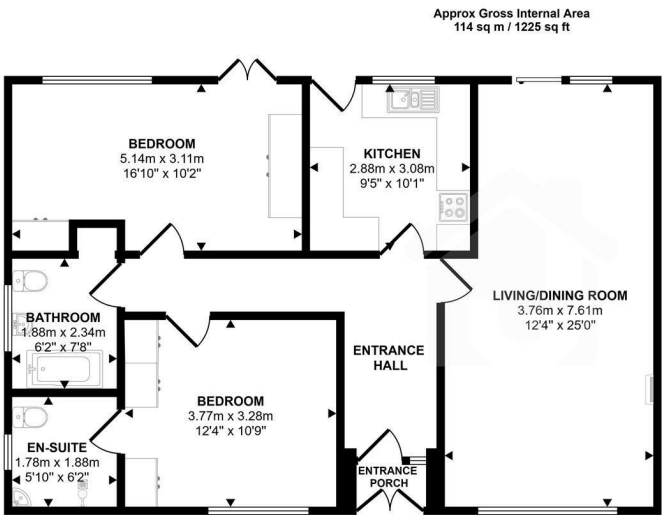


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	71
EU Directive 2002/91/EC		

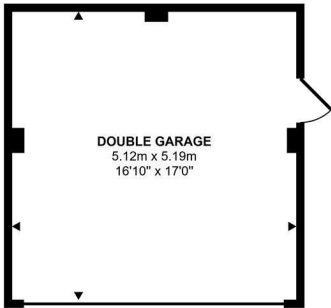


MEASUREMENTS

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.



Floorplan
Approx 87 sq m / 939 sq ft



Garage
Approx 27 sq m / 286 sq ft

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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

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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.