

**6 GREYS VIEW, ANSTEY LE7  
7UX**

**£372,250**  
**FREEHOLD**



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



OCCUPYING ONE OF THE MOST FAVOURABLE POSITIONS ON THE EVER POPULAR BLOOR DEVELOPMENT ON THE EDGE OF ANSTEY, THIS IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE IS SITUATED ON A CUL-DE-SAC POSITION. THIS LOVELY HOME IN BRIEF BENEFITS FROM AN ENTRANCE HALL, WC, LIVING ROOM, KITCHEN/DINING, UTILITY AREA, FIRST FLOOR LANDING, THREE BEDROOMS WITH AN EN-SUITE TO THE PRIMARY BEDROOM AND A FAMILY BATHROOM. OUTSIDE, THERE IS A WELL MAINTAINED GARDEN AND TO THE SIDE, TANDEM OFF ROAD PARKING THAT LEADS TO A GARAGE.





## ENTRANCE HALL

There are stairs leading up to the first floor landing, power point, radiator, pull out under stairs storage and doors that leads to:

## WC

Comprising a low level WC, wash hand basin and a radiator.

## LIVING ROOM 17'4 into bay x 10'10

Benefiting from a bay fronted window, radiator and power points.

## KITCHEN/DINING 14'3 x 11'4 - 9'3

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob and extractor, radiator, power points, windows and french doors to the rear aspect and there is an opening through to:

## UTILITY

Having wall and base units and work surface, power points and plumbing for a washing machine.

## FIRST FLOOR LANDING

There is a window to the side aspect, power points, store cupboard, loft access and doors that lead to:

## PRIMARY BEDROOM 9'6 x 9'4

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

## EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, radiator and a window to the front.

## BEDROOM 9'11 x 9'8 - 8'7

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

## BEDROOM 9'7 x 7'7

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

## BATHROOM

Comprising a low level WC, wash hand basin, bath, heated towel rail and a window to the side aspect.

## REAR GARDEN

A lovely south facing garden that comprises a patio area and laid to lawn garden with borders home to a number of shrubs and plants.

## PARKING

There is off road parking alongside the property - seller advises space for 2-3 cars, to:

## GARAGE

Benefiting from an up and over door with power and lighting.

## ADDITIONAL INFORMATION

The seller has informed us that the management charges for the property was £262.33 year ending 31/01/2025. Please call 01162 367000 to see a copy of the breakdown.

## 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 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.

## 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.

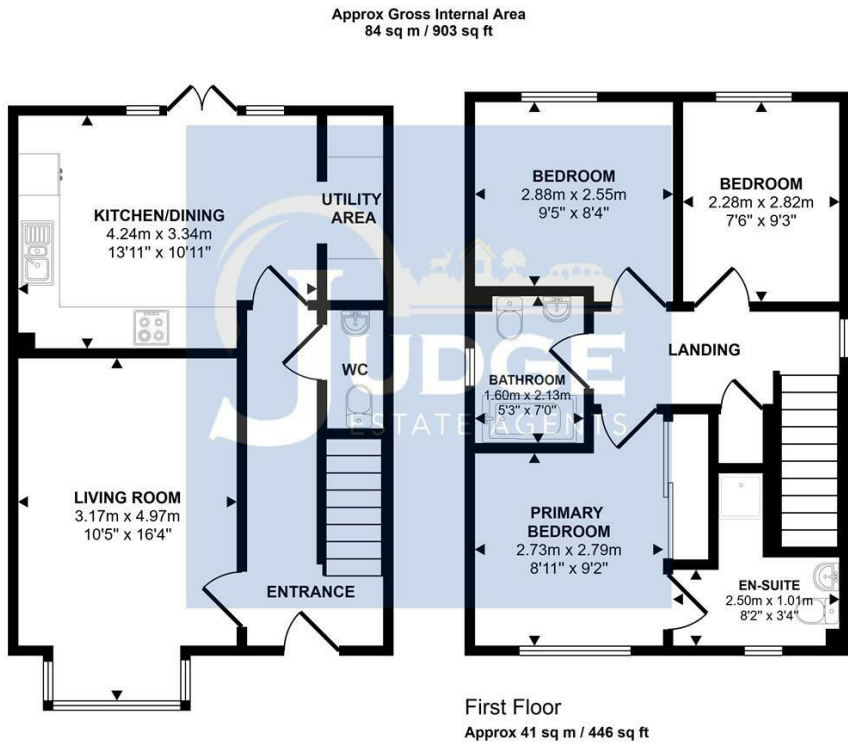


## LOCATION



## 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.