



**1 ARGUILE  
AVENUE, ANSTEY LE7 7SW**

**£450,000  
FREEHOLD**



0116 236 7000



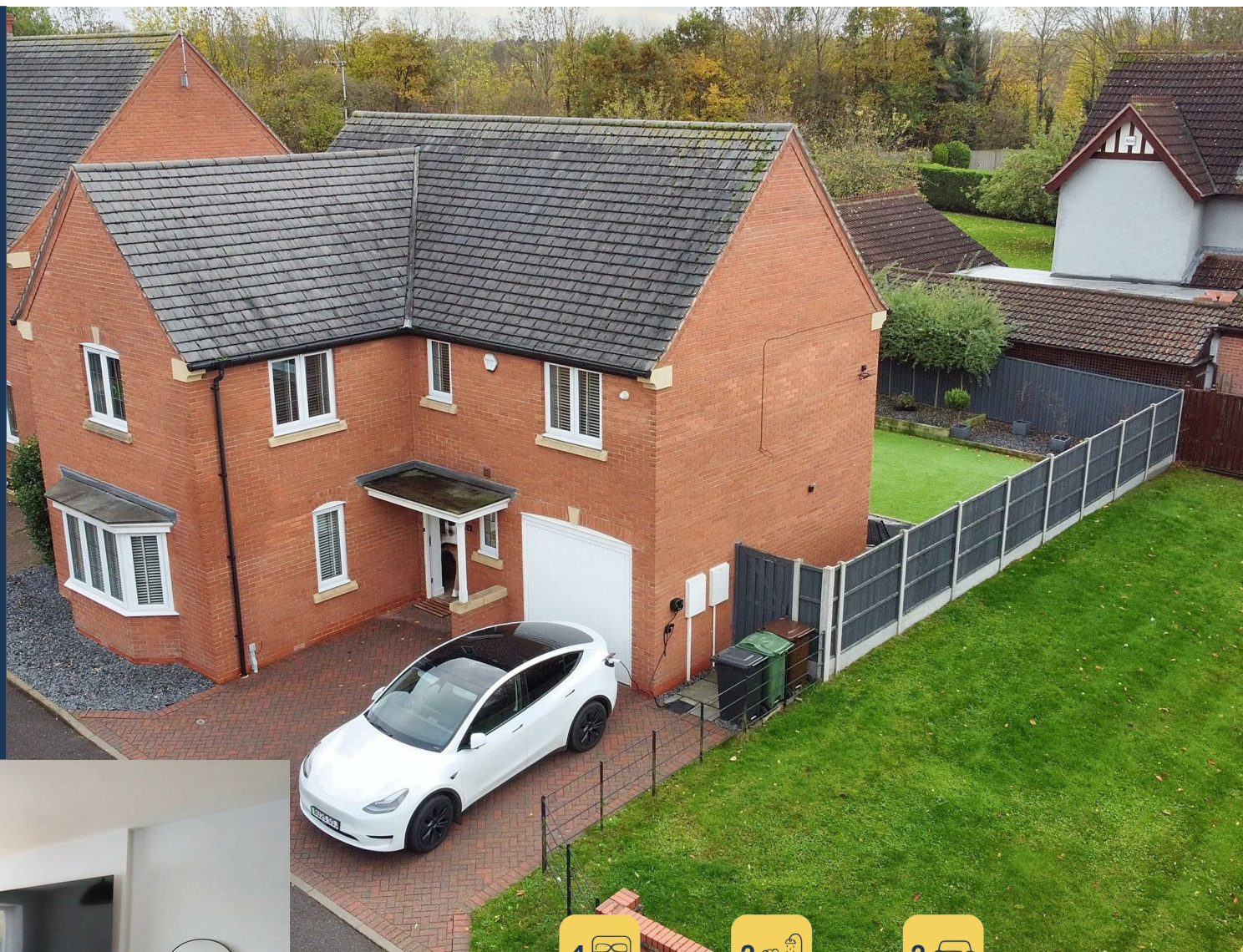
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



SITUATED UPON THE VILLAGE OUTSKIRTS WITHIN A CUL-DE-SAC AMONGST NICE SMALL DEVELOPMENT COMES OFFERED FOR SALE THIS IMMACULATLY PRESENTED AND LOVED FOUR BEDROOM DETACHED HOUSE. THIS STUNNING PROPERTY IS AN IDEAL FAMILY HOME WHILST OFFERING THE BENEFITS GIVEN FROM LIVING IN A VILLAGE WHILST HAVING EASE OF ACCESS TO THE CITY CENTRE, MOTORWAY AND A46 LINKS. THE PROPERTY APPRECIATES AN ENTRANCE HALL, WC, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY/PORCH, FIRST FLOOR LANDING, PRIMARY BEDROOM WITH EN-SUITE, THREE FURTHER BEDROOMS AND A FAMILY BATHROOM. TO THE REAR THERE IS AN ATTRACTIVE, LOW MAINTENANCE LANDSCAPED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO THE INTEGRAL GARAGE. WE STRONGLY ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.







#### ENTRANCE HALL

Benefiting stairs leading up to the first floor landing, power points, radiator, under stairs cupboard and doors to:

#### WC

Comprising a low level WC, Wash hand basin, Radiator, tiled flooring and Window to the front aspect.

#### LIVING ROOM 14'2" into bay x 13'8"

With a bay fronted window, radiator, power points, window to the side aspect, TV point and Wood flooring.

#### DINING ROOM 13'3" x 8'7"

Benefiting from radiator, power points, wood flooring, windows and patio doors to the rear aspect.

#### KITCHEN 12'9" x 10'3"

With a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor fan, tiled flooring, window to the rear aspect, power points, space saving drawer storage, integral dishwasher, integral fridge, integral freezer, spot lighting and access through to:

#### UTILITY/PORCH 6'7" x 5'2"

Having a range of wall and base units with work surfaces, sink with splash back tiling, power points, radiator and door to the side aspect.

#### FIRST FLOOR LANDING

With a loft access, airing cupboard, radiator, power points, window to the front aspect and doors to:

#### PRIMARY BEDROOM 13'10" x 10'6"

Benefiting from a window to the front and side aspect, radiator, power points, built in wardrobes and door to:

#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in shower, Complimentary tiling, Spot lighting, window to the side aspect and Heated towel rail.

#### BEDROOM 12'9" maximum x 10'6"

Having a window to the rear aspect, power points, radiator built in and fitted wardrobes.

#### BEDROOM 10'6" x 10'2" maximum

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

#### BEDROOM 9'6" x 6'7"

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

#### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with shower, Complimentary tiling, Tiled flooring, Window to the rear aspect and Heated towel rail,

#### REAR GARDEN

This landscaped, eye-catching garden offers a low maintenance yet, social-ready feel harmonising patio and artificial lawn areas as well as borders home to a number of shrubs and plants.

#### PARKING

From the front there is brick paved off road parking that also gives access to:

#### GARAGE 17'8" x 8'6"

With an up and over door with power and lighting facilities.

#### 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 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.



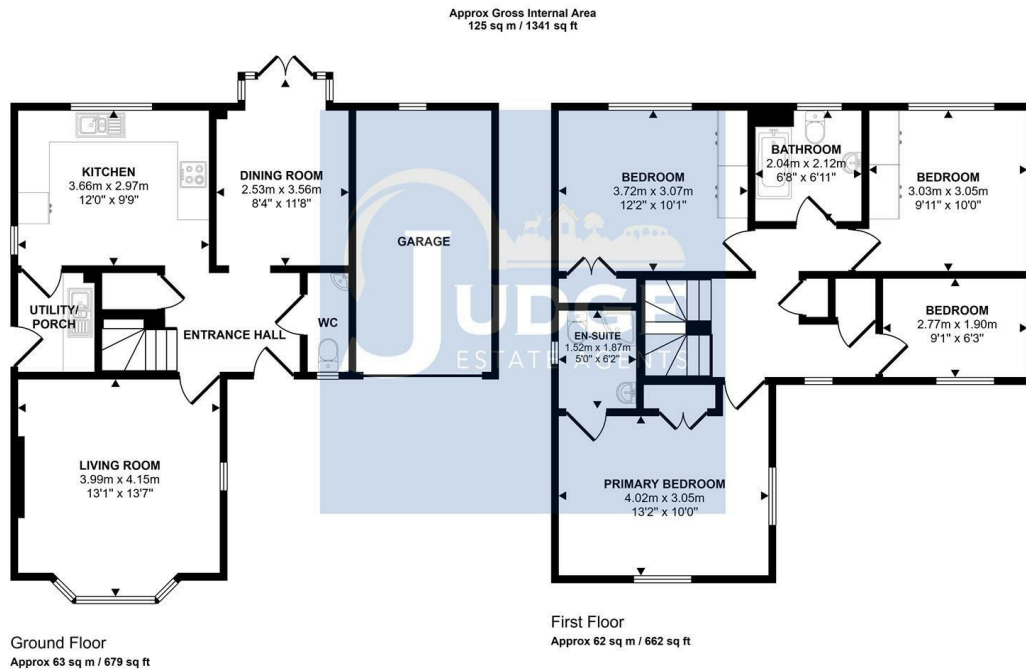


## LOCATION



## 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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## 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.