



**10 LEICESTER
ROAD, THURCASTON LE7
7JG**

£249,000
FREEHOLD



0116 236 7000



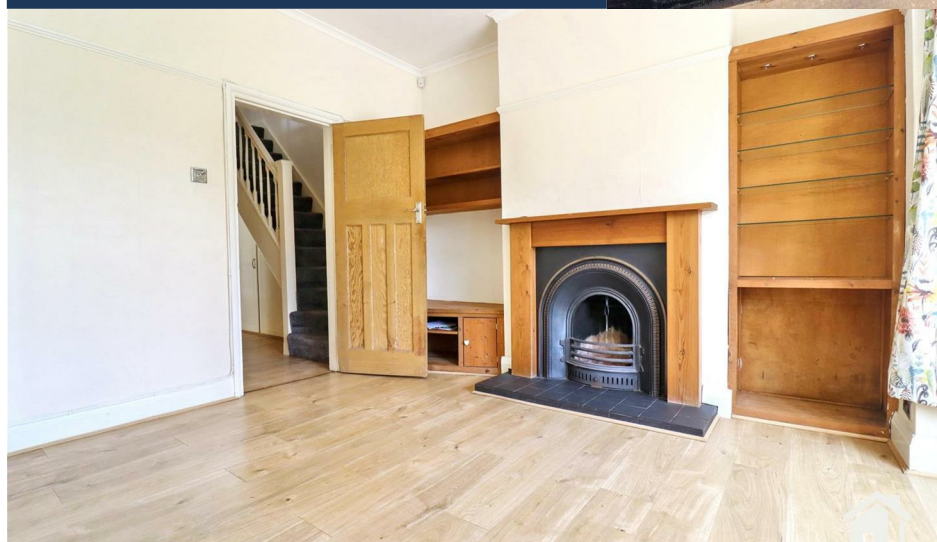
sales@judgeestateagents.co.uk



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



LOCATED WITHIN A HIGHLY SOUGHT AFTER VILLAGE AND IN NEED OF RENOVATION COMES OFFERED FOR SALE THIS EXTENDED, TWO/THREE BEDROOM SEMI-DETACHED HOUSE. AS YOU APPROACH THERE IS OFF ROAD PARKING AND ENTERING THE HOME THERE IS A PORCH INTO AN ENTRANCE HALL, LIVING ROOM, DINING/LOUNGE, KITCHEN, UTILITY, REAR PORCH, SHOWER ROOM, FIRST FLOOR LANDING, TWO/THREE BEDROOMS AND A BATHROOM. TO THE REAR IS A GOOD SIZED AND MATURE STOCKED GARDEN READY FOR THE NEXT OWNER TO MAKE THEIR OWN. AN OPEN DAY WILL BE APPOINTED FOR ALL INTERESTED PARTIES AND FOR FURTHER INFORMATION PLEASE CALL OUR SALES TEAM AT JUDGE ESTATE AGENTS.



ENTRANCE PORCH

With a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, fitted cupboards, power point and doors that leads to:

LIVING ROOM 13'4 x 10'9

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

DINING/LOUNGE 23'9 x 11' - 9'6

Having patio doors to the rear aspect, radiator, power points and feature glass bricks to the side aspect.

KITCHEN 11'6 x 7'8

There are a range of wall and base units and work surfaces, integral oven, grill, hob and extractor, sink with a mixer tap, power points, window to the side aspect, power points, wine rack and this area flows through to the Utility area with base units, sink with a mixer tap, radiator, window to the side aspect, power points and a door to the:

REAR PORCH

There is a door to the rear aspect giving access to the rear garden and a door that leads to:

SHOWER ROOM

Comprising a low level WC, wash hand basin, radiator and a window to the side aspect.

FIRST FLOOR LANDING

Having a fitted cupboard and doors that lead to:

BEDROOM 13'7 x 11'

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

BEDROOM 10'4 x 9'

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

BEDROOM/STUDY 7'4 x 5'9

There is a window to the side aspect and power points.

BATHROOM

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

REAR GARDEN

This is a generously sized, well stocked and mature garden with an abundance of trees, shrubs as well as gravelled and paved areas ready for the next owner to add their own vision.

PARKING

From the front there is off road parking.

THURCASTON VILLAGE

Thurcaston village offers a host of local amenities and is positioned within close proximity to Charnwood Forest, allowing easy access to Bradgate Park, Cropston reservoir and all of the local areas well thought of eateries, pubs and walks. Schooling options include a village primary school, and there are a host of secondary options including the Loughborough Endowed schools, Leicester Grammar and The Dixie all within a sensible commute. Thurcaston also offers excellent road and rail networks via easy access to Leicester and Loughborough.

VIEWINGS

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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

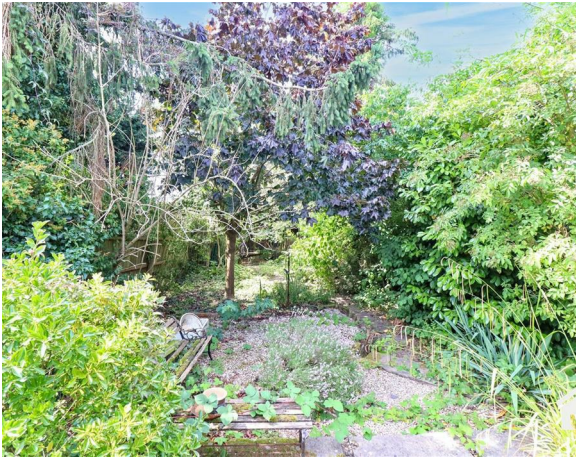
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

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.

3. 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.



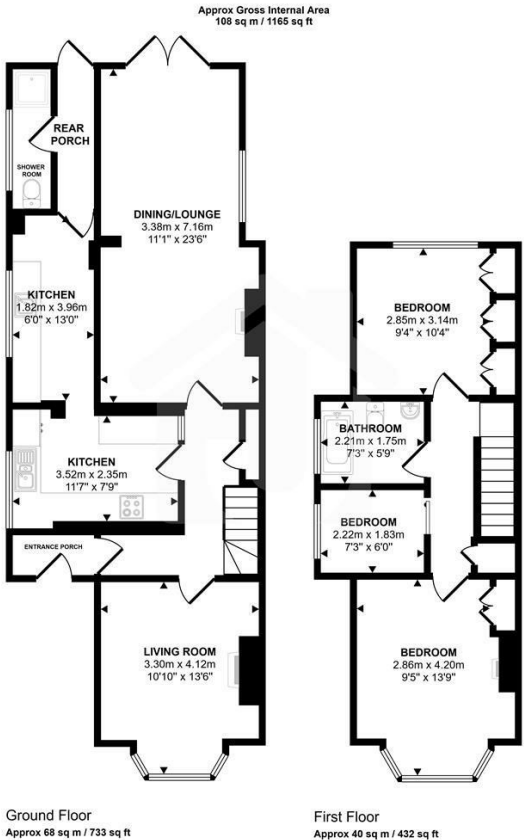


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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



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.

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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.