



## 77 HOLLOW ROAD, ANSTEY LE7 7FR

**£315,000**

**FREEHOLD**

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



LOCATED CLOSE TO THE CENTRE OF THIS HIGHLY FAVOURABLE AND SOUGHT AFTER CHARNWOOD VILLAGE COMES OFFERED FOR SALE A WELL PRESENTED, THREE BEDROOM DETACHED BUNGALOW.

AS YOU ENTER THIS LOVELY HOME THERE IS AN ENTRANCE HALL, KITCHEN/DINING, REAR PORCH, LIVING ROOM, THREE BEDROOMS AND A BATHROOM. OUTSIDE THERE IS A WELL PRESENTED AND EYE-CATCHING GARDEN AND FROM THE FRONT, OFF ROAD PARKING THAT ALSO LEADS TO AN INTEGRAL GARAGE.





#### ENTRANCE HALL

There is a radiator, power point, fitted cupboard and doors that lead to the Garage and:

#### KITCHEN/DINING 17'3 x 10'5

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, pantry, radiator, power points, window to the rear aspect and a door that leads to:

#### REAR PORCH

Having a door to the side leading to the rear garden and a door that leads to:

#### LIVING ROOM 12'8 x 12'2

Benefiting from windows to both the rear and side aspects, radiator and power points.

#### PRIMARY BEDROOM 13'3 x 10'11

There are windows to the front and side aspects, radiator and power points.

#### BEDROOM 10'1 x 9'11

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

#### BEDROOM 11'10 x 9'

Benefiting from a window to the rear and side aspects, radiator, power points and an airing cupboard.

#### BATHROOM

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

#### REAR GARDEN

A beautifully presented garden that comprises gravelled, decked and lawn areas with borders home to a number of shrubs and plants as well as a pond with water feature.

#### PARKING

From the front there is off road parking that also leads to:

#### GARAGE 16' - 10'6 x 11'5 - 8'

Benefiting from an electric door with the facilities of both power and lighting and access to the loft.

#### ADDITIONAL INFORMATION

The property benefits from a EV charging point and solar panels. The solar panels are owned outright and were installed in 2015. (THE SELLER ADVISES they receive over £800 per year in generation payments, as well as savings on day to day energy and heating costs).

#### 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.

#### 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.

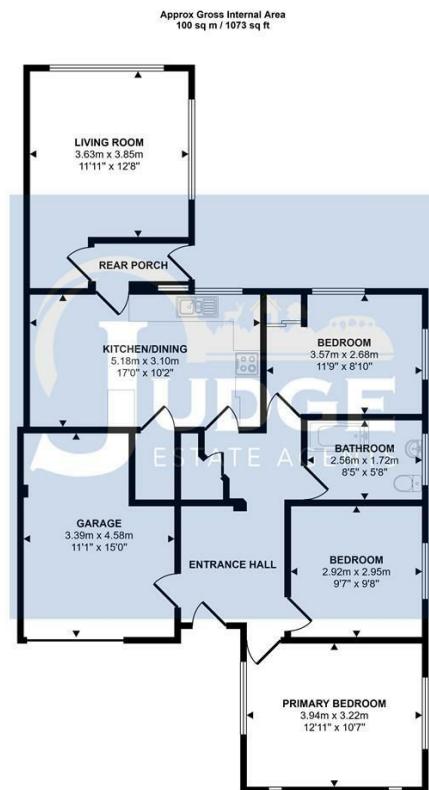
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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





## LOCATION



Floorplan

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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All properties are listed on Rightmove, Zoopla & our website.

## TERMS & CONDITIONS

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**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.