



## 13 NETHERFIELD ROAD, ANSTEY LE7 7ES

**£295,000**  
FREEHOLD

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



A RARE OPPORTUNITY TO PURCHASE A THREE BEDROOM DETACHED HOUSE LOCATED WITHIN A HIGHLY SOUGHT AFTER PART OF ANSTEY VILLAGE. BEING CLOSE TO BOTH THE VILLAGE PRIMARY AND SECONDARY SCHOOLS MAKES THIS AN IDEAL FAMILY HOME AND ALSO READY FOR THE NEXT OWNER TO ADD THEIR OWN VISION TO IT. IN BRIEF AS YOU ENTER THERE IS AN ENTRANCE PORCH, LIVING ROOM, KITCHEN/DINING ROOM, FIRST FLOOR LANDING, THREE BEDROOMS AND A SHOWER ROOM. TO THE OUTSIDE THERE IS OFF ROAD PARKING THAT LEADS TO A CAR PORT WHICH FURTHER LEADS TO A GARAGE. THERE IS A WELL ESTABLISHED AND LOVELY REAR GARDEN. PLEASE NOTE THE PROPERTY IS HEATED VIA A WARM AIR HEATING SYSTEM. THERE WILL BE A BLOCK VIEWING, FURTHER DETAILS AVAILABLE UPON REQUEST.





#### ENTRANCE PORCH

Having windows to both the front and side aspects, fitted cupboard and door that leads to:

#### LIVING ROOM 17'2 x 13'10

Benefiting from a window to the front aspect, power points, window to the side aspect, stairs leading up to the first floor landing, wall mounted lighting and folding doors that lead to:

#### KITCHEN/DINING 17'1 x 8'5

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, windows and patio doors to the rear aspect, plumbing for a washing machine and door to the side aspect.

#### FIRST FLOOR LANDING

With a window to the side aspect, airing cupboard, loft access and doors that lead to:

#### PRIMARY BEDROOM 10'5 x 9'

Benefiting from a window to the front aspect, power points, fitted wardrobes and a dresser.

#### BEDROOM 9'8 x 8'6

There is a window to the rear aspect, power points and built in wardrobes.

#### BEDROOM 7'10 x - 7'4 - 5'

Benefiting from a window to the front aspect, power points and fitted cupboard.

#### SHOWER ROOM

Comprising a low level WC, wash hand basin, shower, complimentary tiling and a window to the rear aspect.

#### REAR GARDEN

A lovely, well established and maintained garden that enjoys a patio that leads to a mainly laid to lawn garden with borders home to a number of shrubs, plants and trees and a gravelled area to the rear.

#### PARKING

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

#### CAR PORT

Having an up and over door and access through to:

#### GARAGE

Benefiting from an up and over door.

#### 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.

#### MONEY LAUNDERING

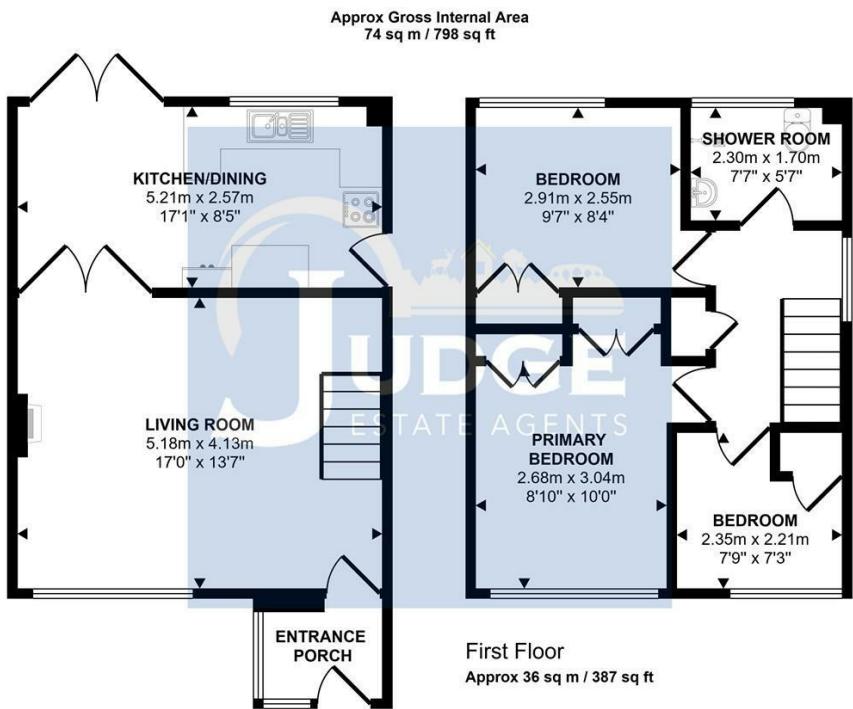
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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.



## LOCATION



Ground Floor  
Approx 38 sq m / 412 sq ft

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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**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.