



**13 CHERRYTREE
CLOSE, ANSTEY LE7 7TB**

£295,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



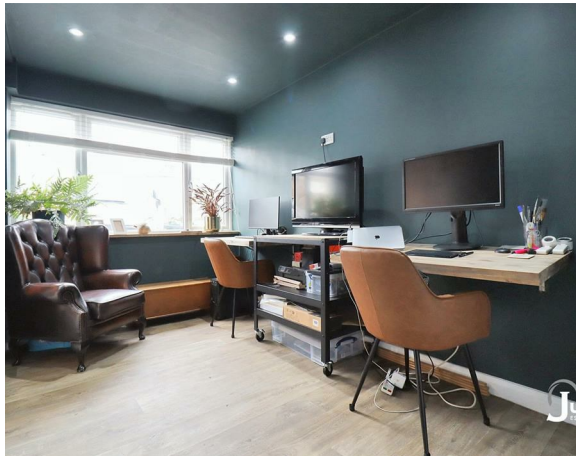
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



RESIDING WITHIN A CUL-DE-SAC POSITION COMES OFFERED FOR SALE THIS VERY WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE. A LOVELY HOME THAT APPRECIATES WALKS TO THE CENTRE OF THE VILLAGE AS WELL AS GOOD SCHOOL CATCHMENT AND LINKS TO THE M1 AND A46. THIS IDEAL FAMILY HOME BENEFITS BRIEFLY AN ENTRANCE HALL, LIVING ROOM THROUGH TO DINING ROOM, KITCHEN, STUDY, UTILITY/WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. THERE IS A WELL MAINTAINED AND ESTABLISHED REAR GARDEN AND FROM THE FRONT, OFF ROAD PARKING. WE RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

With a door to the study, radiator, stairs to the first floor landing and door to:

LIVING ROOM 13'5" x 12'10"

Benefiting from a window to the front aspect, radiator, power points, log burner, TV point and archway through to

DINING ROOM 10'9" x 8'11"

Having power points, radiator, patio doors to the rear garden and access to

KITCHEN 10'9" x 8'11"

With a range of wall and base units and work surfaces, sink with a mixer tap, oven with extractor fan, windows to the side and rear aspects, power points and a door that leads to:

STUDY 11'10" x 7'5"

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

UTILITY/WC

Comprising a low level WC, Wash hand basin, wall and base units, plumbing for a washing machine, power points, boiler, heated towel rail and a window to the rear aspect.

FIRST FLOOR LANDING

Benefiting from loft access, window to the side aspect and doors to

BEDROOM 12'11" x 10'0"

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

BEDROOM 10'11" x 9'11"

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

BEDROOM 8'3" x 6'5"

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

BATHROOM

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

REAR GARDEN

A lovely garden that appreciates a patio with gated access to the mainly laid to lawn garden with borders home to a number of shrubs and plants. There is also a generously sized shed/workshop.

PARKING

From the front there is off road parking.

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.

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

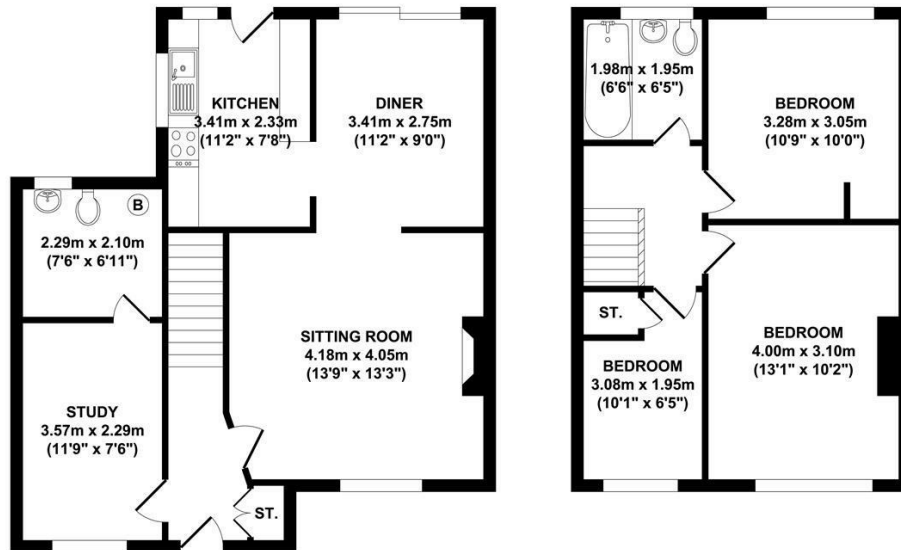
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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



13 Cherry Tree Close

KEY :
B = BOILER



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION



MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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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.

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.