



**31 ROYDENE  
CRESCENT, LEICESTER LE4  
0GN**

**£255,000  
FREEHOLD**



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



BEING LOCATED FANTASTICALLY FOR ACCESS TO THE CITY CENTRE AS WELL AS LINKS TO THE MOTORWAY COMES OFFERED FOR SALE THIS VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE. A LOVELY HOME THAT IN BRIEF BENEFITS FROM AN ENTRANCE PORCH, LIVING ROOM, KITCHEN, CONSERVATORY, BATHROOM, FIRST FLOOR LANDING AND THREE BEDROOMS. TO THE REAR THERE IS A LOW MAINTENANCE AND WELL MAINTAINED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING.





#### ENTRANCE PORCH

There is a door that leads to:

#### LIVING ROOM 15'1 into bay x 13'10

Benefiting from stairs leading up to the first floor landing, bay fronted window, radiator, power points, TV point and door that leads to:

#### KITCHEN 15'1 x 7'10

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven & dishwasher, grill and hob with extractor, pantry, power points, radiator, window to the rear aspect, door to the Conservatory and a door that leads to:

#### BATHROOM

Comprising a low level WC, wash hand basin, corner bath with a shower over, complimentary tiling, heated towel rail as well as a window to the rear aspect.

#### CONSERVATORY 14'11 x 5'11

There are windows to the rear aspect, power point and patio doors to the rear garden and a door to the side aspect.

#### FIRST FLOOR LANDING

Having a window to the side aspect and doors that lead to:

#### PRIMARY BEDROOM 13'2 x 10'8

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

#### BEDROOM 10'4 x 8'

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

#### BEDROOM 8' x 7'3

There is a window to the rear aspect, radiator and power points.

#### REAR GARDEN

A low maintenance rear garden that is a good sized and appreciates a decked area with outhouses (One being a WC), mainly gravelled with borders home to a number of shrubs and plants. There is a shed as well.

#### PARKING

From the front there is Off Road Parking.

#### LOCATION

Situated in a cul de sac in this popular residential area of Leicester and being ideally located for an excellent array of amenities including local shops, schools and supermarkets. Also having good transport links with the ring road a short distance away which offers direct access to Leicester's motorway connections. Glenfield hospital, County Hall and Leicester city centre are all within easy reach of the property.

#### 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

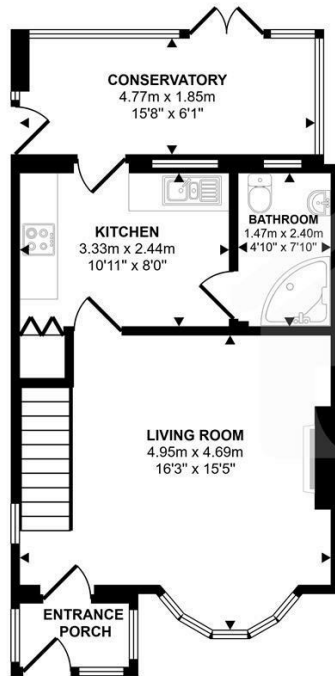
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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

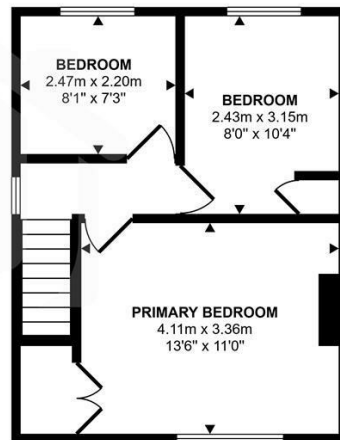




Approx Gross Internal Area  
80 sq m / 860 sq ft



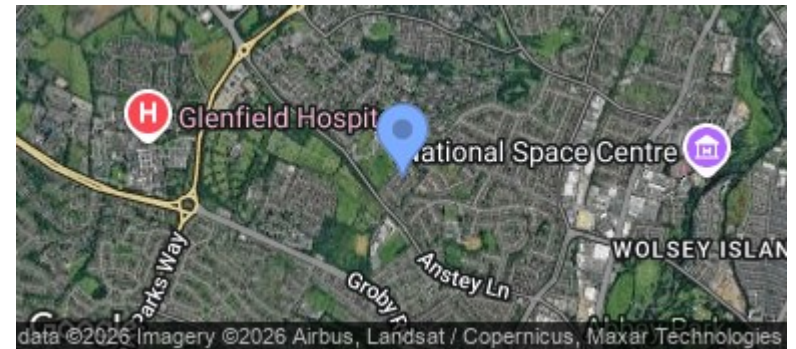
Ground Floor  
Approx 46 sq m / 497 sq ft



First Floor  
Approx 34 sq m / 362 sq ft

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## LOCATION



## MEASUREMENTS

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## VIEWINGS

### 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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