



2 BALLADINE ROAD, ANSTEY, LE7 7BE

PRICE GUIDE £268,000



# 2 BALLADINE ROAD, ANSTEY, LE7 7BE

## £268,000 FREEHOLD



### ENTRANCE PORCH

Having windows to both the front and side aspects and a door that leads to:

### LIVING ROOM

17'4 - 13'7 x 11'11

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, door to the inner hallway and French doors that lead to:

### KITCHEN/DINING

18'1 x 9'1 - 8'7

There are a range of wall and base units with work surfaces, sink, power points, pantry, window to the rear aspect, patio doors to the rear aspect leading onto the rear garden, radiator, power points and a door that leads to:

### LEAN TO

With windows to the rear and side aspects and a door to the rear garden.

### INNER HALL

There are stairs leading up to the first floor landing, window to the side aspect, radiator and a built in cupboard which also has a window to the side aspect.

### FIRST FLOOR LANDING

With a window to the rear aspect, loft access and doors that lead to:

### BEDROOM

11'10 x 10'2

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

### BEDROOM

12'3 x 9'3

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

### BEDROOM

8'7 x 7'11

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

### BATHROOM

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

### REAR GARDEN

There is a patio that leads onto a mainly laid to lawn garden with pebbled borders around and the garden is also host to a number of shrubs, plants and trees.

### PARKING

From the front there is off road parking that then leads to double gates that lead to:

### CAR PORT

Leading alongside the property to:

### GARAGE

Benefiting from an up and over door as well as a window and door to the side aspect.





## 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.

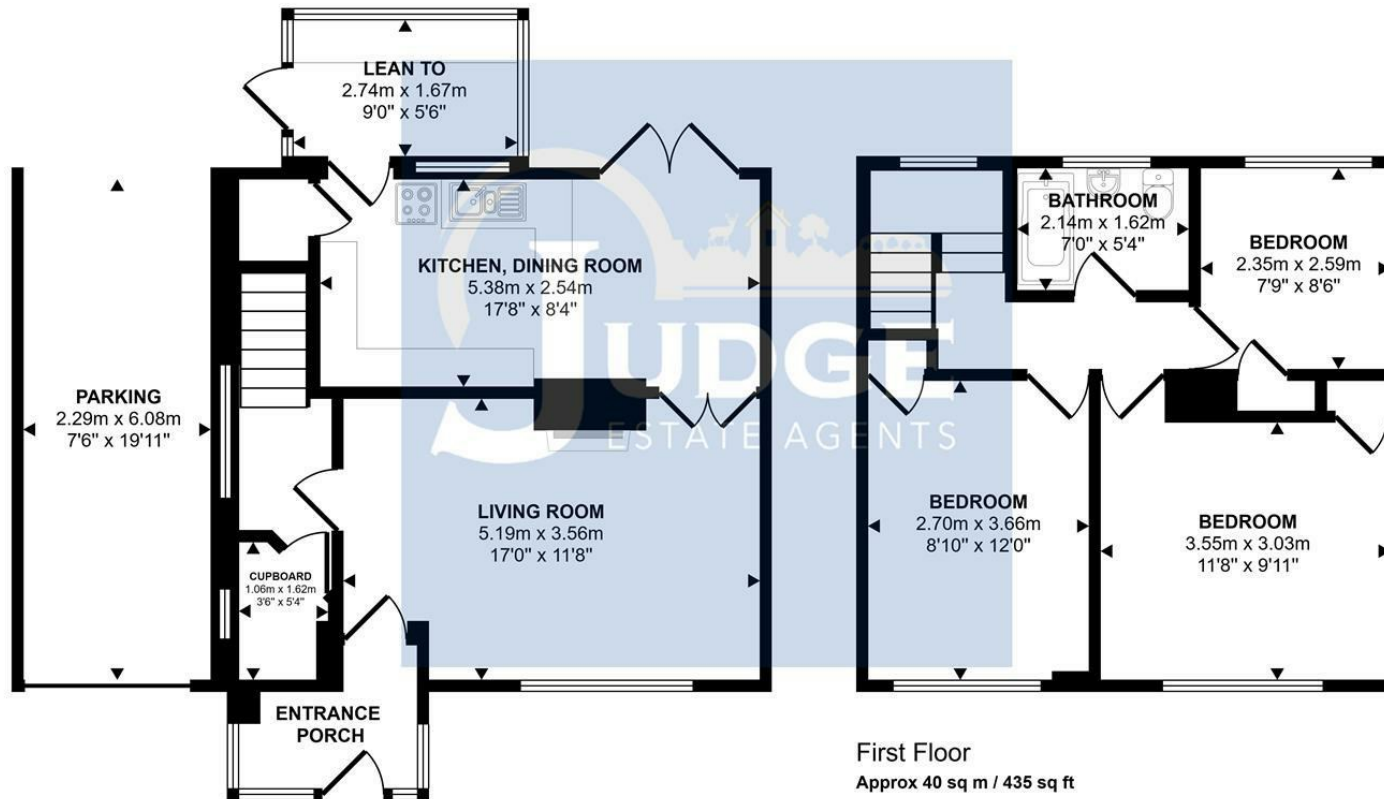
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.
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  
104 sq m / 1122 sq ft



Ground Floor  
Approx 64 sq m / 688 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 Made Snappy 360.

Viewings strictly by  
appointment via Judge  
Estate Agents

### Contact

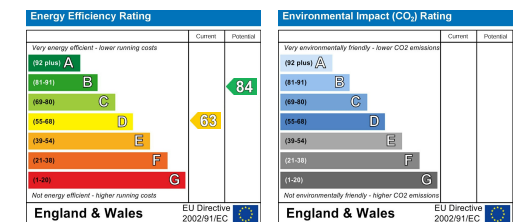
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WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

