



11 MAPLEWELL DRIVE, LEICESTER, LE4 1BD

OFFERS OVER
£364,000

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£364,000 FREEHOLD



ENTRANCE HALL

There is a door that leads to the Garage, Radiator, Stairs leading up towards the First Floor Landing and a door that leads to:

LIVING/DINING ROOM

27'6 x 10'3 - 10'

Benefiting from a window to the front aspect, radiator, power points, TV point, Patio doors to the rear garden and door that leads to:

KITCHEN/BREAKFAST

17'2 - 7'10 x 13'3 - 9'8 - 7'10

There are a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, grill, hob and extractor, underfloor heated tiling, door to the side aspect, window to the side aspect, power points, bi-folding doors to the rear garden, under stairs cupboard and access through to:

UTILITY

Plumbing for a washing machine, power point and door that leads to:

WC

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

FIRST FLOOR LANDING

With a power point and doors that lead to:

PRIMARY BEDROOM

11'8 x 10'1

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

BEDROOM

11'9 x 8'6

Having a window to the front aspect, radiator, power points, fitted cupboard and loft access.

BEDROOM

9'2 x 8'3

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

BEDROOM

8'1 x 6'3

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

BATHROOM

Comprising a low level WC, wash hand basin, walk in shower, bath, bede, heated towel rail, complimentary tiling and a window to the rear aspect.

REAR GARDEN

A beautifully landscaped garden that enjoys a paved patio and lawn area having raised borders home to a number of plants as well as a lean to store to the side aspect.

PARKING

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

GARAGE

16'5 x 8'5

Benefiting from an up and over door and the facilities of both power and lighting.



ANSTEY HEIGHTS

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available.

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.

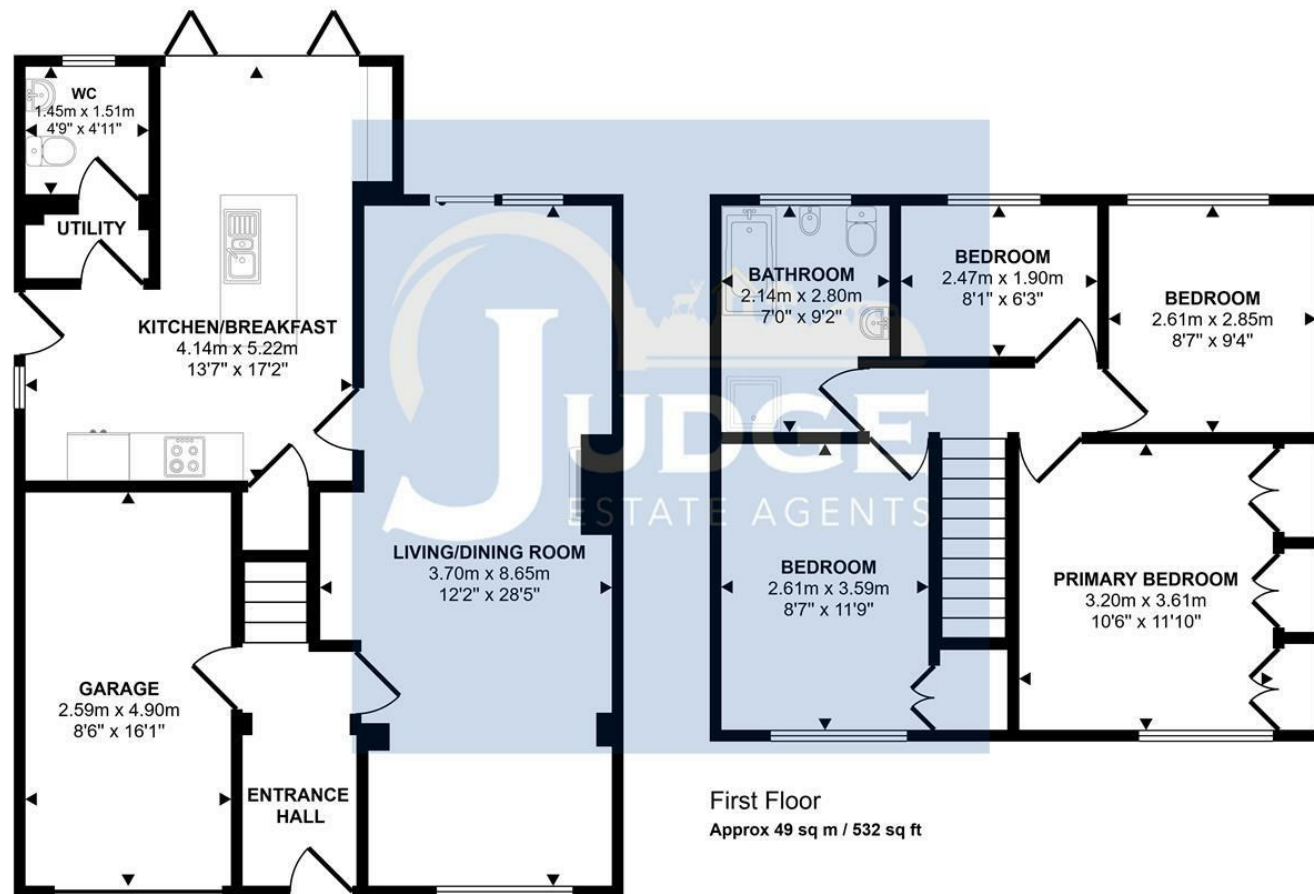
MONEY LAUNDERING

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
121 sq m / 1303 sq ft



Ground Floor
Approx 72 sq m / 771 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
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

