



16 CHERRY TREE CLOSE, ANSTEY, LEICESTER,
LE7 7TB

OFFERS IN THE REGION
OF £277,950

16 CHERRY TREE CLOSE, ANSTEY, LEICESTER, LE7 7TB

£277,950 FREEHOLD



ENTRANCE HALL

There are stairs leading to the first floor landing, radiator, under stairs cupboard, window to the front aspect and door to the Kitchen and:

LIVING ROOM

13' x 10'4

Benefiting from a window to the front aspect, radiator, power points, TV point, fire with feature surround and access to:

DINING ROOM

10'9 x 9'

Having a radiator, power points, patio doors to the rear garden and door to:

KITCHEN

10'9 x 7'5

There are a range of wall and base units with work surfaces, window to the side aspect, power points, sink and a door to the rear garden.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access and doors to:

BEDROOM

13' x 10'

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

BEDROOM

10'10 - 9' x 10' - 8'2

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

BEDROOM

6'7 x 6'5

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Radiator, Complimentary tiling and a Window to the rear aspect.

REAR GARDEN

There is a patio that leads to a mainly laid to lawn area having a variety of flowers and plants.

PARKING

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

GARAGE

With 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

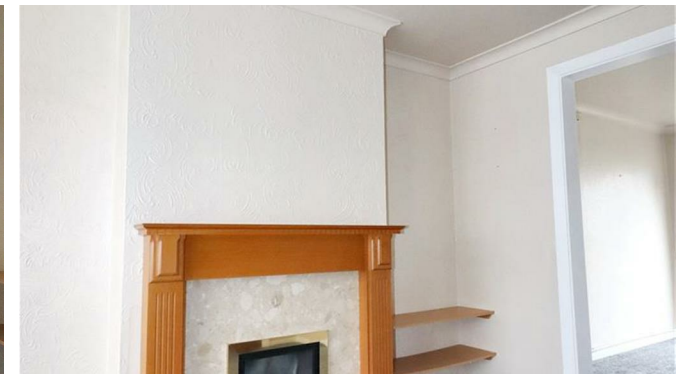
- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

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.

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. NEITHER 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
73 sq m / 789 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

First Floor
Approx 37 sq m / 402 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

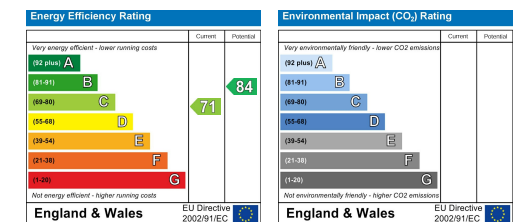
13 The Nook
Anstey
Leicester
Leicestershire
LE7 7AZ

sales@judgeestateagents.co.uk

Office Hours
Monday - Friday 9am-5pm
Saturday - 10am - 2pm

0116 236 7000

rightmove ZOOPLA f Instagram



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

