



**11 BOSWORTH
WAY, ANSTEY LE7 7UB**

£565,000
FREEHOLD



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



JUDGE ESTATE AGENTS OFFER TO THE MARKET THIS VERY WELL PRESENTED FIVE BEDROOM DETACHED HOME BUILT BY MESSRS DAVIDSONS IN THE CHARNWOOD BOROUGH OF ANSTEY. THIS THOUGHTFULLY DESIGNED CONTEMPORARY HOME AFFORDS A SPACIOUS AND LIGHT INTERNAL LAYOUT WITH ACCOMMODATION THAT BRIEFLY COMPRISES; ENTRANCE HALL, WC, STUDY, LIVING ROOM, KITCHEN/DINING, UTILITY, FIRST FLOOR LANDING, PRIMARY BEDROOM WITH A DRESSING AREA AND EN-SUITE, TWO BEDROOMS, BATHROOM, SECOND FLOOR LANDING WITH TWO BEDROOMS AND A SHOWER ROOM. TO THE REAR OF THE PROPERTY IS A WELL ESTABLISHED AND MAINTAINED GARDEN AS WELL AS OFF ROAD PARKING AND A DETACHED DOUBLE GARAGE THAT IS ALONGSIDE THIS LOVELY HOME.





ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator, power points, under stairs cupboard and doors that lead to:

WC

Comprising a low level WC, wash hand basin and a radiator.

LIVING ROOM 21'6 x 11'8

Benefiting from a window to the front aspect, radiator, power points and patio doors to the rear garden.

STUDY 10' x 9'8

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

KITCHEN/DINING 16'7 x 13'3 - 12'10

With a range of wall and base units, work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, integral microwave, integral fridge/freezer, integral dishwasher, Velux windows to the rear aspect, power points, radiator, window and patio doors to the rear aspect as well as a door that gives access to:

UTILITY

There are wall and base units, work surface, sink with a mixer tap, plumbing for a washing machine, radiator, power points and a door to the side aspect.

FIRST FLOOR LANDING

Having a window to the front aspect, radiator, airing cupboard, power point, stairs leading up to the second floor landing and doors that lead to:

PRIMARY BEDROOM 12'11 x 11'11

Benefiting from a window to the front aspect, radiator, power points and access through to:

DRESSING AREA 8'4 x 4'5

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

EN-SUITE 8'4 x 3'11

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

BEDROOM 10'3 x 9'11

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

BEDROOM 9'11 x 8'9 - 7'7

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

BATHROOM

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

SECOND FLOOR LANDING

There is a Velux window to the rear aspect, radiator, power point and doors that lead to:

BEDROOM 16' - 12'4 x 11'7

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

BEDROOM 11'11 x 8'3

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

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, radiator and a Velux window.

REAR GARDEN

This lovely garden enjoys a patio that then leads onto a mainly laid lawn garden with borders home to a number of shrubs, plants and tree.

PARKING

There is off road parking alongside the property giving access to:

DOUBLE GARAGE 17'11 x 17'9

Benefiting from two up and over doors with the facilities of both power and lighting. There is also a 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 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 Woolden Hill) plus The Martyn High School for Secondary Education.

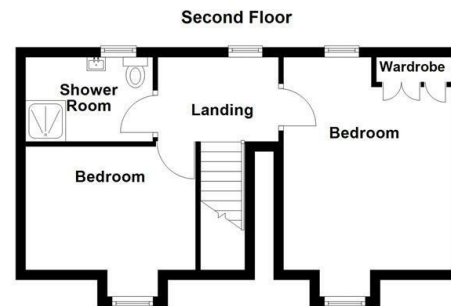
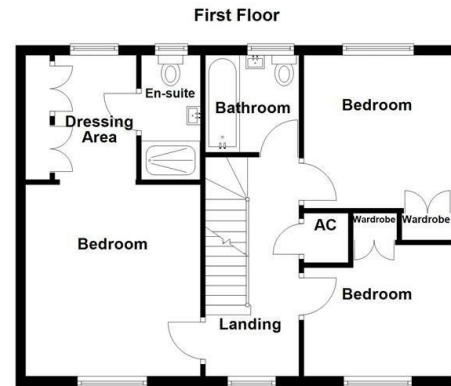
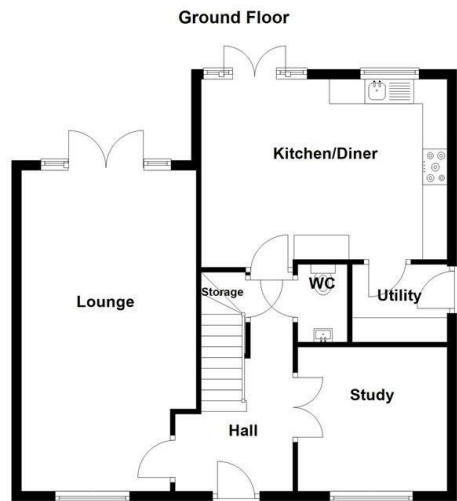


LOCATION



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. 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 Snappy 360.



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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.

LET'S TALK



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TERMS & CONDITIONS

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.