JUDGE
ESTATE AGENTS

18 GRAVES WAY, ANSTEY LE7 7LX

£750,000

FREEHOLD

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





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A RARE AND UNIQUE OPPORTUNITY TO PURCHASE THE PERFECT, MULTI-GENERATIONAL SET OF PROPERTIES. THIS STUNNING COMBINATION OF A FAMILY HOME AND BUNGALOW IS NESTLED WITHIN ONE OF THE MOST SOUGHT AFTER VILLAGES IN CHARNWOOD, NORTH LEICESTERSHIRE. THE VILLAGE ITSELF OFFERS A VARIETY OF AMENITIES, SHOPS AND EATERIES AS WELL AS BEING VERY CONVENIENT FOR ACCESS TO THE M1 MOTORWAY AS WELL AS THE A46.

AS YOU PROCEED ALONG THE DRIVEWAY YOU WILL FIND AMPLE OFF ROAD PARKING THAT LEADS TO THE TWO PROPERTIES, FIRSTLY THE







FIVE BEDROOM DETACHED HOUSE
With ample living space and sizable bedrooms this lovely home is constructed on three storeys and benefits briefly of:

ENTRANCE HALL
With stairs leading up to the first floor landing and doors that give access to the Sitting Room, Study, WC and the Kitchen/Dinning/Lounge.

WC
Comprising a low level WC, Wash hand basin and Radiator.

STUDY 9'11 x 9'9
With a window to the front aspect, radiator and power points.

SITTING ROOM 14'11 x 11'10
Window to the front aspect, radiator, power points, feature fire surround and French doors that lead to the Kitchen/Dining/Lounge.

KITCHEN/DINING/LOUNGE 28'10 x 13'7
An impressive area with a modern Kitchen comprising of a range of wall and base units with work surfaces, integral double oven, hob with extractor, large sink with mixer tap, integral dishwasher, Breakfast bar, Velux windows, radiator, power points, windows and patio doors to the rear aspect and media wall with electric fire.

UTILITY
Benefiting from a door to the side aspect, base units with work surface, sink and mixer tap, power points and plumbing for a washing machine.

FIRST FLOOR LANDING
There is a window to the front aspect and stairs leading to the second floor. The first floor gives access to:

PRIMARY BEDROOM 21'7 x 12'
Having a window to the front and rear aspects, radiator, power points, dressing area with built in wardrobes and a door that leads to:

EN-SUITE
Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a window to the rear aspect.

BEDROOM 11'4 x 10'
Benefiting from a window to the rear aspect, radiator, power points and built in wardrobes.

BEDROOM 10' x 9'11
Having a window to the front aspect, radiator and power points.

BATHROOM
Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, heated towel rail 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 15'5 x 11'9
Benefiting from a window to the front aspect, radiator, power points and a built in wardrobe.

BEDROOM 12' x 9'11
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 and a Velux window to the rear aspect.

GARDEN
A well established garden with a patio as well as a gravelled area which enjoys a mainly laid to lawn area home to a number of shrubs and plants.

PARKING
There is ample off road parking to the front of this lovely home and charming Bungalow.

BUNGALOW
This quaint Bungalow resides itself in front of the family home facing down the driveway and offers a lovely place to reside upon.

SITTING ROOM AREA 11'5 x 7'5
Benefiting from power points and open access through to:

KITCHEN AREA 8'10 x 7'10
A lovely Kitchen area that consists from wall and base units with work surfaces, sink with mixer tap, integral oven, hob with extractor, bow fronted window with seating area, integral fridge and power points.

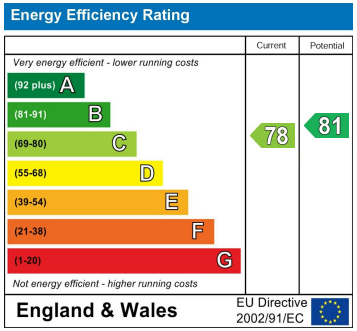
BEDROOM 10'8 x 10'2
Having a window to the side aspect, electric store heater, power points and fitted wardrobes.

SHOWER ROOM
Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and a sky light.

PARKING
As mentioned, there is ample off road parking for both this lovely bungalow and the house.

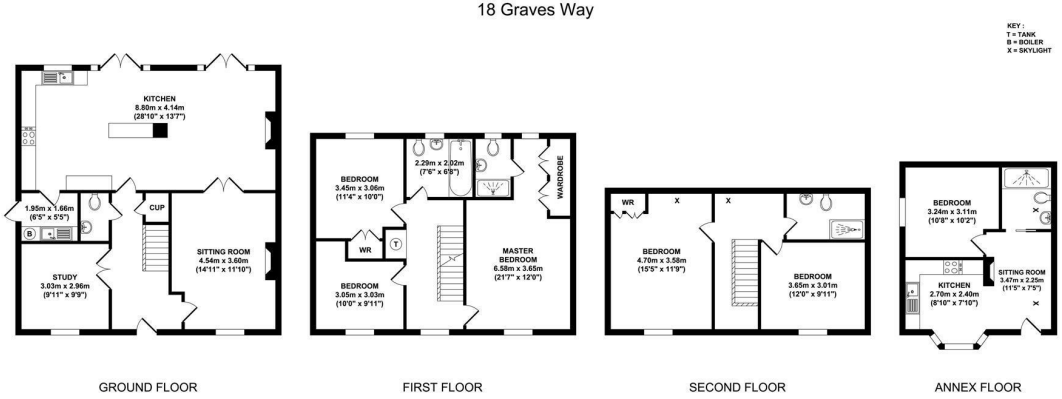








18 Graves Way



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

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ZOOPLA rightmove

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.