

## 8 STORER ROAD, ANSTEY LE7 7YH

**£150,000**  
**LEASEHOLD**



0116 236 7000



[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)



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



BEING VERY WELL PRESENTED, THIS THREE BEDROOM SEMI-DETACHED HOUSE IS WELL SITUATED FOR EASE OF ACCESS TO THE MOTORWAY AND CITY CENTRE WHILST APPRECIATING THE CONVENIENT ACCESS TO ANSTEY VILLAGE AND GLENFIELD. A SHARED OWNERSHIP PROPERTY THAT IS IDEAL FOR FIRST TIME PURCHASERS, MAKES THIS A DESIRABLE PROPERTY TO PURCHASE AND IN BRIEF THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, WC, KITCHEN/DINING, LIVING ROOM, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. TO THE REAR THERE IS A WELL MAINTAINED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING AS WELL AS AN EV CHARGER TO THE SIDE OF THIS LOVELY HOME.



#### ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, power point and doors that leads to:

#### WC

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

#### KITCHEN/DINING ROOM 13'4 - 9'11 x 11'7

Having a range of wall and basin with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, plumbing for a washing machine, window to the front aspect, radiator, power points and a door that leads to:

#### LIVING ROOM 14'7 x 11'7

Benefiting from patio doors to the rear aspect that gives access to the rear garden, radiator, power points and an under stairs cupboard.

#### FIRST FLOOR LANDING

There is access to the loft, radiator, power point and doors that lead to:

#### PRIMARY BEDROOM 14'7 - 11'7 x 9'7 - 6'5

Benefiting from two windows to the front aspect, radiator, power points and an airing cupboard.

#### BEDROOM 9'9 x 8'4

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

#### BEDROOM 6'8 x 5'11

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

#### BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, radiator, complimentary tiling and a window to the side aspect.

#### REAR GARDEN

A lovely garden that appreciates a patio with a mainly laid to lawn garden and steps leading up to a decked area at the rear. There is also a gravelled area.

#### PARKING

From the front there is off road parking.

#### ADDITIONAL INFORMATION

The seller has confirmed she pays 'Sparrow Shared Ownership' £364.00 per month for the 40% rental. Please call 01162 367000 for any further enquiries.

#### 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, J22 & J23 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 Woollen Hill) plus The Martyn 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.





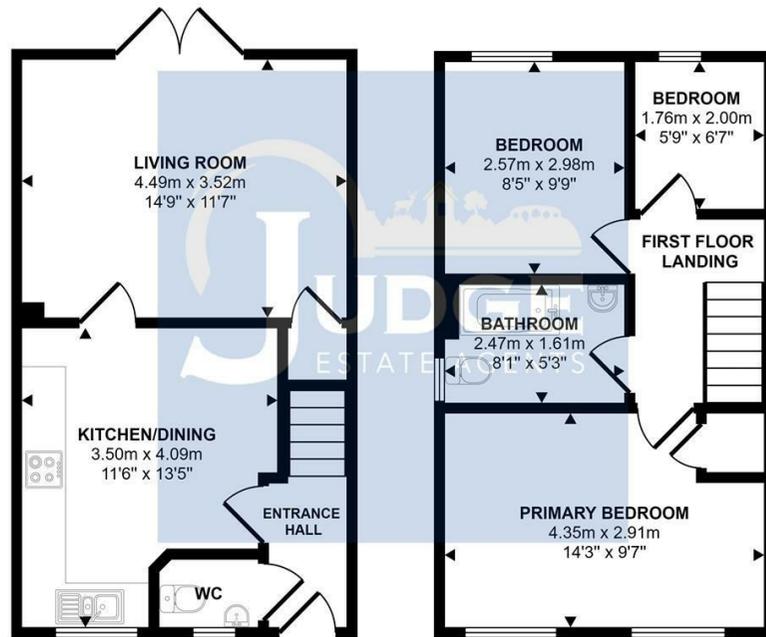
## LOCATION



## MEASUREMENTS

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Approx Gross Internal Area  
69 sq m / 743 sq ft



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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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



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ZOOPLA

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## TERMS & CONDITIONS

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**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.