JUDGE
ESTATE AGENTS

# 6 POLLARDS ROAD, ANSTEY LE7 7UG

**£484,950**
FREEHOLD


0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

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






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RESIDING IN ONE OF THE MOST SOUGHT AFTER POSITIONS WITHIN THIS HIGHLY SOUGHT AFTER AND THRIVING CHARNWOOD VILLAGES COMES OFFERED FOR SALE A VERY WELL PRESENTED, FOUR BEDROOM DETACHED HOUSE. THIS IDEAL FAMILY HOME COMPRISES IN BRIEF OF AN ENTRANCE HALL, STUDY, WC, UTILITY CUPBOARD, LIVING ROOM, KITCHEN/DINING/LOUNGE, FIRST FLOOR LANDING, FOUR BEDROOMS WITH AN EN-SUITE TO THE PRIMARY AS WELL AS A FAMILY BATHROOM. OUTSIDE TO THE REAR IS A GOOD SIZED AND WELL MAINTAINED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO THE GARAGE WHICH HAS BEEN MODIFIED TO A USEFUL SPACE FOR A GYM, WORKSHOP ETC. JUDGE ESTATE AGENTS HIGHLY ADVISE ON AN INTERNAL VIEWING TO TRULY APPRECIATE.







**ENTRANCE HALL**
Having a radiator, stairs to the first floor landing, fitted cupboard, under stairs cupboard and doors that lead to:

**UTILITY CUPBOARD**
Having wall units with a work surface, power points and plumbing for a washing machine.

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

**STUDY 8' x 7'**
There is a window to the front aspect, radiator and power points.

**LIVING ROOM 15' x 11'10**
Benefiting from a window and patio doors to the rear aspect, radiator and power points as well as a door that leads to:

**KITCHEN/DINING/LOUNGE 27' x 13' - 10'**
With a range of wall and base units and work surfaces, integral oven, grill, island with an integral hob with extractor, Velux windows, power points, radiator, door to the side aspect, windows and patio doors to the rear aspect, window to the front aspect and a door that leads to the Entrance Hall.

**FIRST FLOOR LANDING**
There is a loft access, power point, radiator and doors that lead to:

**PRIMARY BEDROOM 13' - 10'10 x 11'10**
Benefiting from a window to the rear aspect, fitted wardrobes, radiator, power points and a door that leads to:

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

**BEDROOM 14' - 10'11 x 8'**
Having two windows to the front aspect, radiator and power points.

**BEDROOM 12' x 8'**
Benefiting from windows to both the side and rear aspects, radiator and power points.

**BEDROOM 11' x 9'**
There is a window to the front aspect, radiator and power points.

**BATHROOM 8' x 7'**
Comprising a low level WC, wash hand basin, bath, walk in shower, heated towel rail and a window to the side aspect.

**REAR GARDEN**
A lovely outdoor space that enjoys a patio ideal for socialising that appreciates a mainly laid to lawn garden. There is a door that leads to:

**GARAGE/GYM/STORE ROOM 14' x 9'**
Benefiting from power, lighting and patio doors.

**GARAGE 10' x 4'**
Benefiting from an electric roller door. This is ideal for storage.

**PARKING**
From the front there is off road parking.

**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

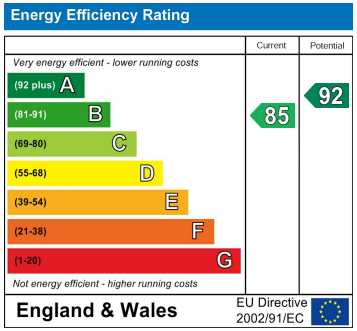
3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

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

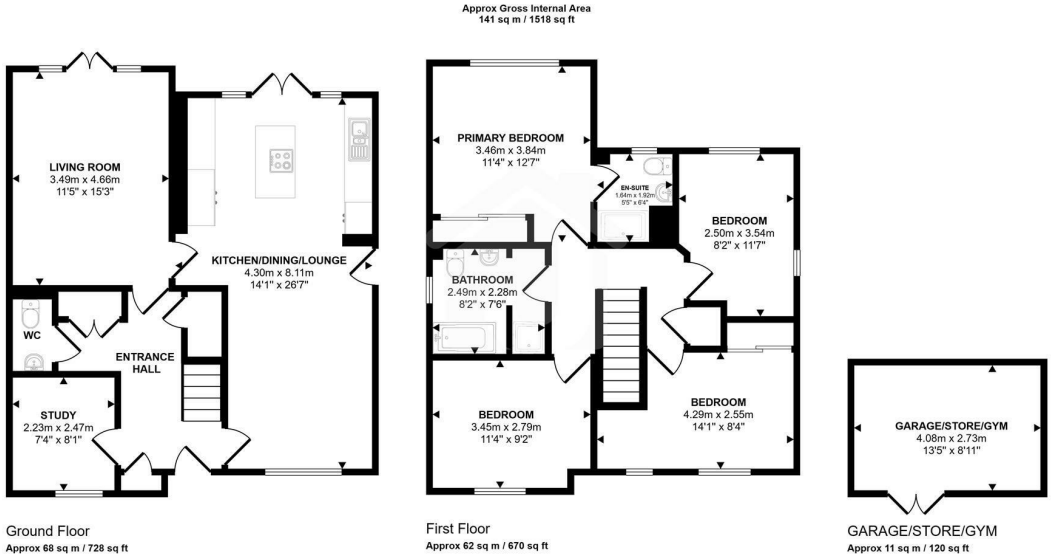













## MEASUREMENTS

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. 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**

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## LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

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.