JUDGE
ESTATE AGENTS

15 GRAVES WAY, ANSTEY LE7 7LX

£410,000
FREEHOLD

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





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A WELL PRESENTED AND POPULAR DESIGNED 2 STOREY, 4 BEDROOMED EXECUTIVE DETACHED FAMILY RESIDENCE SITUATED ON THE FRINGE OF THIS POPULAR DEVELOPMENT THAT WOULD MAKE AN IDEAL FAMILY HOME. THIS WELL ARRANGED AND FLEXIBLE INTERNAL ACCOMMODATION COMPRISES IN BRIEF OF AN ENTRANCE HALL, WC, LIVING ROOM & KITCHEN/DINING LOUNGE. TO THE FIRST FLOOR THERE IS A PRIMARY BEDROOM WITH ENSUITE, 3 FURTHER BEDROOMS AND A FAMILY BATHROOM. OUTSIDE TO THE REAR IS A WELL ESTABLISHED AND MAINTAINED GARDEN WITH A LEAN-TO SHELTERED AREA AND PLEASE NOTE THE GARAGE HAS BEEN CONVERTED INTO A WORKSHOP. JUDGE ESTATE AGENTS HIGHLY RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.







ENTRANCE HALL
With radiator, power points, cupboard and stairs leading to the first floor landing. There are doors with access to:

LIVING ROOM 20' x 11'
Benefiting from a bay window to the side, window to the front aspect, radiator & power points.

WC
Comprising from a low level WC, wash hand basin & radiator.

KITCHEN/ DINING LOUNGE 21' x 15' 11'
Having a range of wall & base units with worksurfaces over, sink with mixer tap, integral oven, hob & extractor fan as well as warm drawer. There is also an integral fridge/freezer and integral dishwasher. There are windows to the side and front aspects as well as patio doors to the side accessing the rear garden, power points, radiator and access to:

UTILITY
Having plumbing for a washing machine, understairs cupboard, power points, work surface and door that leads to the external off road parking.

FIRST FLOOR LANDING
With access to the loft & airing cupboard and doors that lead to:

PRIMARY BEDROOM 11' x 9'9'
Benefiting from a window to the side aspect, radiator, power points, fitted wardrobes and door that leads to:

ENSUITE
Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and window.

BEDROOM 11' x 9'
There is a window to the rear aspect, radiator, power points and built in wardrobe.

BEDROOM 10'- 8'6 x 9'
Having windows to front & side aspects, radiator, power points & fitted wardrobes.

BEDROOM 9' x 8'
Benefitting from a window to the front aspect, fitted wardrobes, radiator & power points.

BATHROOM
Comprising a low level WC, wash hand basin, bath, walk in shower, window, heated towel rail and complementary tiling.

REAR GARDEN
The rear garden is well established and maintained with raised borders, a patio and laid to lawn area. There is access to:

SUMMER HOUSE/LEAN-TO 18'11' x 9'
Benefiting from dual aspect windows and power & lighting facilities.

PARKING
Please note there is off road parking that leads to:

GARAGE 18' x 9'
Please note the garage has been converted for use as a workshop which has facilities of both power & lighting.

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

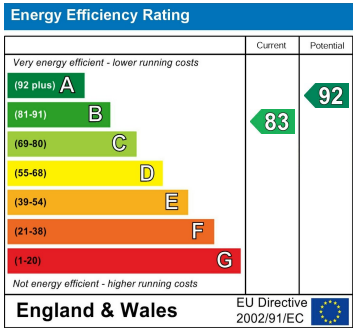
4)Please provide and assist proof of affordability

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

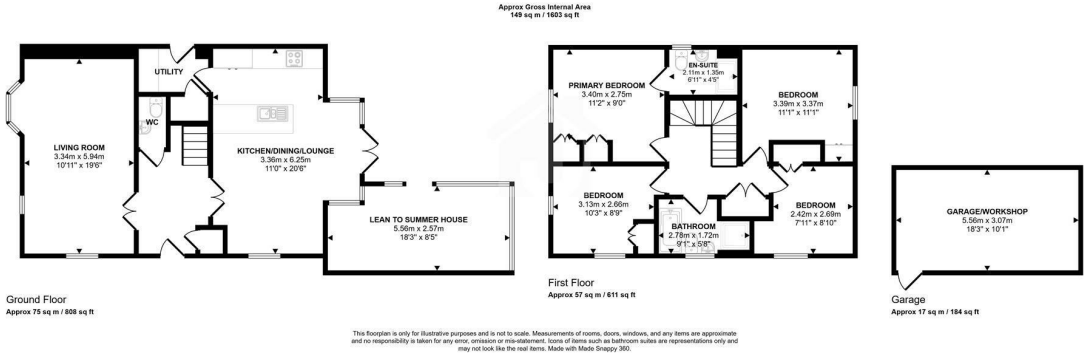
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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.











MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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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.