



**26 PRINCES  
CLOSE, ANSTEY LE7 7EG**

**£450,000  
FREEHOLD**



0116 236 7000



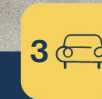
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



RESIDING UPON A CORNER PLOT AND NOT ONLY BEING WITHIN A CUL-DE-SAC POSITION, THIS IDEAL FAMILY HOME IS CLOSE TO THE VILLAGE CENTRE. BEING VERY WELL PRESENTED, THIS LOVELY HOME OFFERS IN BRIEF AN ENTRANCE HALL, OPEN PLAN KITCHEN/DINER AND LOUNGE, LIVING ROOM, CONSERVATORY, UTILITY, WC, FIRST FLOOR LANDING WITH FOUR BEDROOMS, AN EN-SUITE AND DRESSING AREA WITH THE PRIMARY BEDROOM AS WELL AS A FAMILY BATHROOM. OUTSIDE THERE IS A LANDSCAPED AND EYE-CATCHING GARDEN AS WELL AS AMPLE OFF ROAD PARKING THAT LEADS TO AN INTEGRAL GARAGE. A VIEWING COMES HIGHLY RECOMMENDED TO FULLY APPRECIATE.



**ENTRANCE HALL 11'5 x 5'11**

Having a radiator, power points, spot lighting, stairs leading to the first floor landing and door to:

**KITCHEN 14'4 x 8'9**

Having a range of wall and base units with work surfaces, sink with mixer tap and double basin, range oven with extractor fan, island with breakfast bar, power points, windows to the rear aspect, door to the Utility then the Kitchen area opens through to:

**LOUNGE/DINING AREA 21'2 x 10'9**

Benefiting from a window to the front aspect, radiator, fire, power points, TV point, patio doors to the rear aspect and door to:

**LIVING ROOM 15'6 x 11'1**

Having a window to the front aspect, radiator, power points, TV point, Window and door to:

**CONSERVATORY 10'5 x 9'7**

Benefiting from windows to the side and rear aspects, power points and patio doors to the rear garden.

**UTILITY**

With a range of wall and base units with work surfaces, plumbing for washing machine, power points, radiator, doors to the Garage and:

**WC**

Comprising a low level WC, Wash hand basin, Window to the rear aspect and Complimentary tiling.

**FIRST FLOOR LANDING**

Having doors to:

**PRIMARY BEDROOM 10'8 x 9'1**

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

**DRESSING ROOM 9'2 x 5'10**

Having fitted wardrobes, dresser, power points and a door to:

**EN-SUITE**

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

**SECOND BEDROOM 10'11 x 10'10 maximum**

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

**BEDROOM 10'11 x 9'11 maximum**

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

**BEDROOM 10' - 7' x 8'11 - 5'11**

Benefiting from a window to the rear aspect, radiator, loft access and power points.

**BATHROOM**

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Heated towel rail and Window to the front aspect.

**LOFT SPACE**

The vendor has advised the loft is boarded and power point.

**REAR GARDEN**

A landscaped, eye-catching garden with decked seating and patio area, BBQ station, mainly laid to lawn area, shed and raised borders home to a variety of shrubs and plants.

**PARKING**

From the front there is ample brick paved off road parking, leading to:

**GARAGE 13'5 x 9'4**

Benefiting from an electric door and the facilities of power and 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 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 Martin High School for Secondary Education.



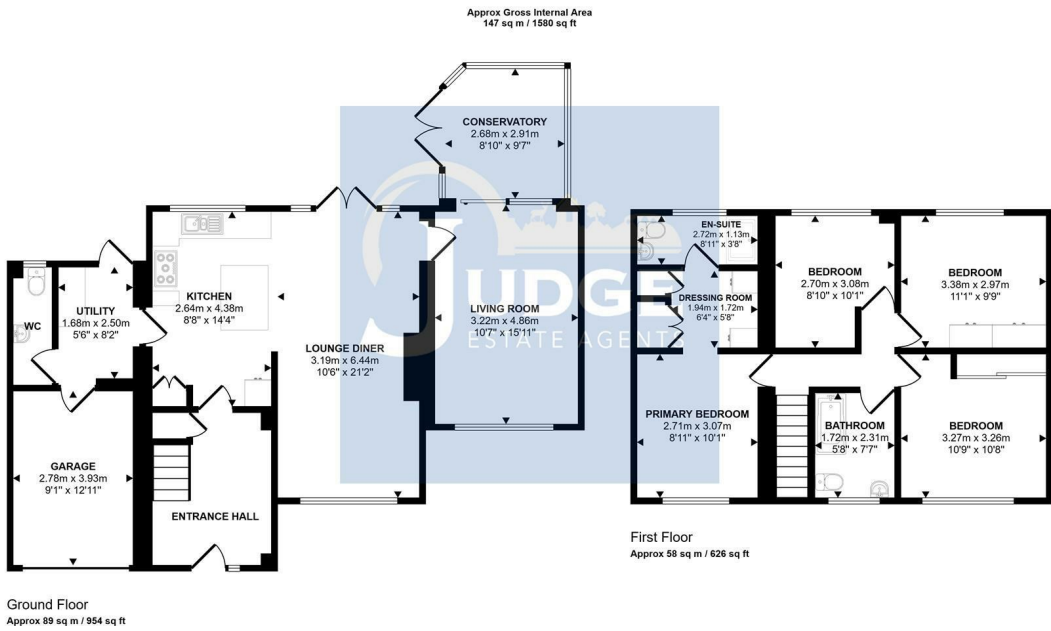


## LOCATION



## 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.



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



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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.