



**10 ANSTIGE
AVENUE, ANSTEY LE7 7TP**

£319,950
FREEHOLD



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



JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED, THREE BEDROOM DETACHED HOUSE. THE PROPERTY BENEFITS FROM ACCESS TO SCENIC WALKS TO BRADGATE WHILST ALSO APPRECIATING THE CONVENIENCE OF THE LINKS TO THE M1 AND CITY CENTRE. AS YOU ENTER THIS LOVELY HOME THERE IS AN ENTRANCE HALL WITH DOORS THAT GIVE ACCESS TO A WC, LIVING/DINING ROOM, KITCHEN, FIRST FLOOR LANDING THAT THEN HAS DOORS LEADING TO THREE BEDROOMS AND A BATHROOM. TO THE REAR THERE IS A WELL ESTABLISHED AND EYE-CATCHING GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING.



ENTRANCE HALL

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

WC

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

KITCHEN 11'10 x 8'9

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, tiled flooring, radiator, power points, plumbing for a washing machine and a window to the front aspect.

LIVING ROOM 15'11 x 12'6

Benefiting from a window and patio doors to the rear aspect, radiator, power points and an under stairs cupboard.

FIRST FLOOR LANDING

There are doors that lead to:

PRIMARY BEDROOM 13'6 x 8'10

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

BEDROOM 10'11 x 8'10

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

BEDROOM 9'3 x 6'9

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

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, heated towel rail and a window to the front aspect.

REAR GARDEN

An eye-catching garden that enjoys a patio with a pathway along side the property to the front as well as a mainly laid to lawn garden home to mature trees, borders and a shed.

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 Woollen 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.

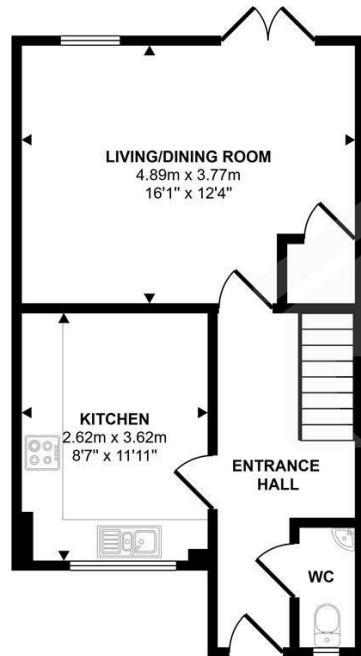
MONEY LAUNDERING

As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

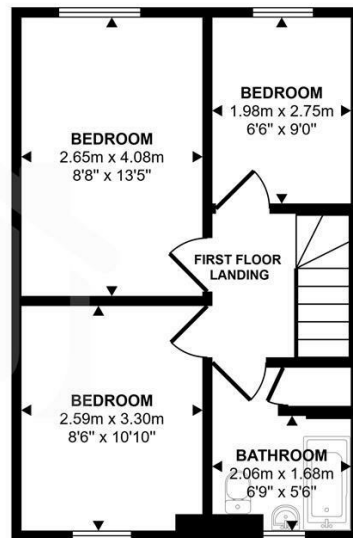
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



Approx Gross Internal Area
75 sq m / 809 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft



First Floor
Approx 36 sq m / 388 sq ft

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.

LOCATION



MEASUREMENTS

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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



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



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.

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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.