

129 ANDREW  
ROAD, ANSTEY LE7 7BD

£400,000  
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



SITUATED WITHIN A HIGHLY SOUGHT AFTER PART OF THE THRIVING VILLAGE OF ANSTEY COMES OFFERED FOR SALE THIS WELL PRESENTED FIVE BEDROOM DETACHED HOUSE. MAKING AN IDEAL HOME THAT IS POSITIONED FOR GOOD ACCESS TO THE PRIMARY & SECONDARY SCHOOLS, THIS FANTASTIC HOUSE IN BRIEF BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, KITCHEN, CONSERVATORY, A WC AND UTILITY AREA IN THE SPACIOUS INTERNAL GARAGE, FIRST FLOOR LANDING, FIVE BEDROOM AND A BATHROOM. TO THE REAR THERE IS A WELL MAINTAINED AND ATTRACTIVE SOUTH FACING GARDEN AND FROM THE FRONT, OFF ROAD PARKING THAT LEADS TO THE INTERNAL GARAGE. A VIEWING COMES HIGHLY ADVISED TO FULLY APPRECIATE.



#### **ENTRANCE PORCH**

There is a window to the front aspect and a door that leads to:

#### **ENTRANCE HALL**

Having stairs leading up to the first floor landing, radiator and a door that leads to:

#### **LIVING ROOM 25'7 x 10'11 - 8'8**

Benefiting from a window to the front aspect, radiator, power points, fire with feature surround, windows to the rear aspect, French doors giving access to the Conservatory and a door that leads to:

#### **KITCHEN 10'5 x 8'2**

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, window to the rear aspect, integral oven, grill, hob and extractor. There are power points and a door that leads to the Garage where there is a door that leads to the WC.

#### **FIRST FLOOR LANDING**

Having a loft access and doors that lead to:

#### **BEDROOM 16' - 13' x 10'11 - 7'11**

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

#### **BEDROOM 11'1 x 10'8**

Having a window to the rear aspect, radiator, power points, airing cupboard and fitted wardrobes.

#### **BEDROOM 13'4 x 10'1**

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

#### **BEDROOM 10'10 x 7'5**

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

#### **BEDROOM 7'11 x 7'**

There is a window to the front 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 rear aspect.

#### **REAR GARDEN**

A lovely garden that enjoys a patio that steps up to a mainly laid to lawn garden with borders home to a variety of shrubs and plants.

#### **PARKING**

From the front there is brick paved off road parking that leads to:

#### **GARAGE 24'7 x 11'**

Benefiting from an up and over door with the facilities of both power and lighting as well as plumbing for a washing machine with a work surface. There is a window and door to the rear aspect as well as a door that leads to:

#### **WC**

Comprising a low level WC and a wash hand basin.

#### **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 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 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

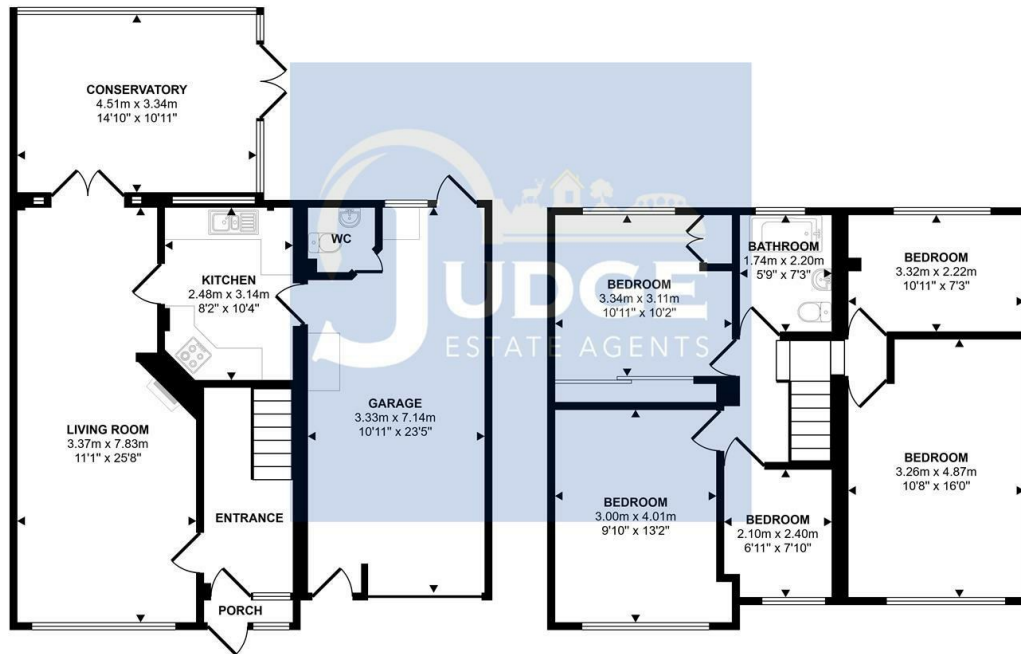
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### **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.



Approx Gross Internal Area  
149 sq m / 1600 sq ft



Ground Floor  
Approx 83 sq m / 891 sq ft

First Floor  
Approx 66 sq m / 710 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

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**

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

## LET'S TALK



0116 236 7000



[judgeestateagents.co.uk](http://judgeestateagents.co.uk)



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

**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.