



**17 WHITLEY  
CLOSE, LEICESTER LE3  
9TF**

**£280,000  
FREEHOLD**



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



JUDGE ESTATE AGENTS WELCOME A FANTASTIC OPPORTUNITY TO ACQUIRE THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, IDEALLY SITUATED IN A QUIET CUL-DE-SAC POSITION ON THE SOUGHT-AFTER WHITLEY CLOSE IN LEICESTER. HAVING BEEN LOVINGLY MAINTAINED BY THE SAME FAMILY FOR OVER 45 YEARS, THE PROPERTY IS NOW READY FOR A NEW CHAPTER, OFFERING THE PERFECT CHANCE FOR ANOTHER FAMILY TO CREATE LASTING MEMORIES.

THE HOME OCCUPIES AN EXCELLENT POSITION, PROVIDING CONVENIENT ACCESS TO A RANGE OF LOCAL AMENITIES, REPUTABLE SCHOOLS, AND EXCELLENT TRANSPORT LINKS IN AND OUT OF THE CITY CENTRE. INTERNALLY, THE PROPERTY HAS BEEN WELL CARED FOR THROUGHOUT, WHILE EXTERNALLY IT BENEFITS FROM A BEAUTIFUL REAR GARDEN ENJOYING A PRIVATE, NON-OVERLOOKED ASPECT. FURTHER ADVANTAGES INCLUDE A GARAGE AND THE ADDED BENEFIT OF BEING OFFERED TO THE MARKET WITH NO UPWARD CHAIN.



#### ENTRANCE HALL

UPVC double glazed door leads to entrance hall with part wood flooring and carpet, storage cupboard, UPVC double glazed window, radiator, stairway leading to first floor and door leading to:

#### LIVING ROOM 14'6" x 16'2"

To front elevation, with UPVC double glazed window, carpeted flooring, radiator, archway leads to:

#### DINING AREA 7'8" x 10'6"

To rear elevation, LVT flooring, radiator, UPVC double glazed patio doors providing access to rear garden.

#### KITCHEN 9'3" x 10'4"

A selection of wall and base units, worktops with tiled splashback, inset stainless steel sink, integrated oven and gas hob with extractor hood over, plumbing for washing machine, space for fridge freezer, UPVC double glazed window to rear elevation and UPVC door leading to side external access. Additionally there is a walk in pantry cupboard.

#### LANDING

To first floor with access to loft (boarded) and access to all rooms including airing cupboard

#### BATHROOM 18'0" x 28'2"

To rear elevation featuring a three piece white suite including low level flush WC, hand wash basin and p shaped bath with shower over. Vinyl flooring, UPVC double glazed window, heated towel rail and storage cupboard.

#### BEDROOM TWO 9'5" x 13'2"

UPVC double glazed window to rear elevation, carpeted flooring and radiator.

#### BEDROOM ONE 28'10" x 44'7"

UPVC double glazed window to front elevation, a selection of fitted cupboards and wardrobes including dressing table, carpeted flooring and radiator.

#### BEDROOM THREE 6'11" x 9'8"

UPVC window to side elevation, storage cupboard, radiator and carpeted flooring

#### FRONT EXTERIOR

A driveway to the side provides off-road parking and access to the detached garage. The front garden is laid to gravel with mature shrub borders and planting. Side gated access to the rear garden and garage.

#### REAR GARDEN

#### FRONT EXTERIOR

An enclosed, low-maintenance rear garden arranged over levels with paved patio seating areas, raised planted borders and a productive vegetable garden. The garden also benefits from a greenhouse and access to the detached garage.

#### LOCATION

The property is situated in a well-established residential area of Leicester, offering convenient access to a range of local amenities. Nearby shopping facilities include supermarkets, convenience stores and retail outlets, while Leicester city centre is approximately 2 miles away, providing an extensive range of shopping, leisure and dining options. The area is well served by local bus routes and offers straightforward access to Leicester Railway Station, the A50, A46, M1 and M69 motorway networks.

A selection of well-regarded schools can be found within the vicinity, including Stokes Wood Primary School, Alderman Richard Hallam Primary School, Brook Mead Academy and Beaumont Leys School. Local parks, recreational facilities and healthcare services are also readily accessible, making the area suitable for a variety of purchasers.

#### 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

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

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.





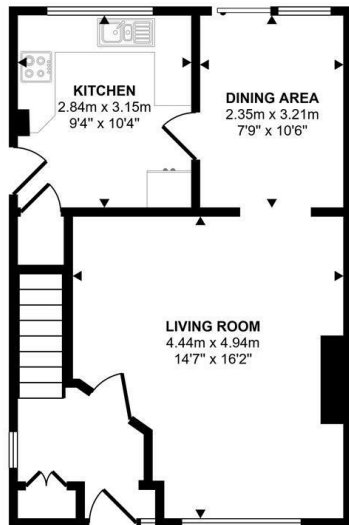
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



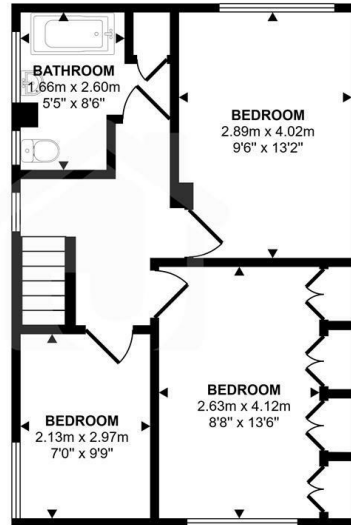
## MEASUREMENTS

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.

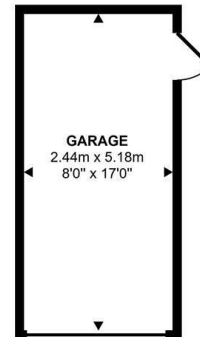
Approx Gross Internal Area  
102 sq m / 1094 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft



First Floor  
Approx 45 sq m / 485 sq ft



Garage  
Approx 13 sq m / 136 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 Made 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.

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.