



## 2 PROTHEROE ROAD, ANSTEY LE7 7UA

**£359,950**  
**FREEHOLD**



0116 236 7000



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



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



LOCATED UPON A CORNER PLOT WITHIN THIS HIGHLY FAVOURABLE DEVELOPMENT WITHIN ANSTEY VILLAGE COMES OFFERED FOR SALE A SPACIOUS, THREE BEDROOM DETACHED HOME. THIS LOVELY HOME IN BRIEF BENEFITS FROM AN ENTRANCE HALL, WC, LIVING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, FIRST FLOOR LANDING, THREE BEDROOMS WITH AN EN-SUITE TO THE MASTER AS WELL AS A BATHROOM. THERE IS A WELL ESTABLISHED GARDEN AS WELL AS OFF ROAD PARKING THAT LEADS TO A GARAGE. BEING IDEALLY LOCATED FOR ACCESS TO BRADGATE PARK, MAJOR ROAD AND MOTORWAY LINKS AS WELL AS THE FANTASTIC FACILITIES THIS POPULAR NORTH LEICESTERSHIRE VILLAGE OFFERS.



#### **ENTRANCE HALL**

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

#### **WC**

Comprising a low level WC, wash hand basin and a Radiator.

#### **LIVING ROOM 18'1 x 10'9**

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

#### **KITCHEN/DINING 18'1 x 9'7**

There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral fridge/freezer, dishwasher, integral oven, grill, hob, windows to the side and front aspects, power points, TV point, radiator, Patio doors to the garden and a door that leads to:

#### **UTILITY**

There is plumbing for a washing machine, power points, work surface and an under stairs cupboard.

#### **FIRST FLOOR LANDING**

Having a window to the rear aspect, radiator, power point, airing cupboard and doors that lead to:

#### **MASTER BEDROOM 11'11 x 9'10**

Benefiting from a window to the side aspect, radiator, power points and fitted wardrobes.

#### **EN-SUITE**

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, radiator and a window to the front aspect.

#### **BEDROOM 11'3 x 8'8**

With a window to the side aspect, radiator and power points.

#### **BEDROOM 10'1 x 9'2**

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

#### **BATHROOM**

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

#### **GARDEN**

A well established garden with a patio laid to lawn and composite decked area. There is access that leads to where the parking is.

#### **PARKING**

Having a driveway that leads to:

#### **GARAGE 18'11 x 9'10**

Benefiting from an up and over door.

#### **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.

#### **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**

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



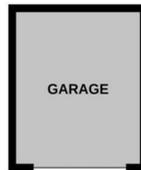
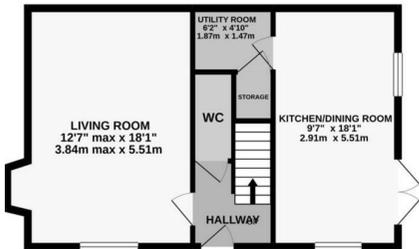
## LOCATION



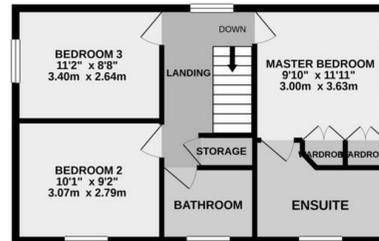
## MEASUREMENTS

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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



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ZOOPLA

rightmove

## TERMS & CONDITIONS

### Money laundering

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**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.