



**20 FALCONER  
CRESCENT, LEICESTER LE3  
6QT**

**£285,000  
FREEHOLD**



0116 236 7000



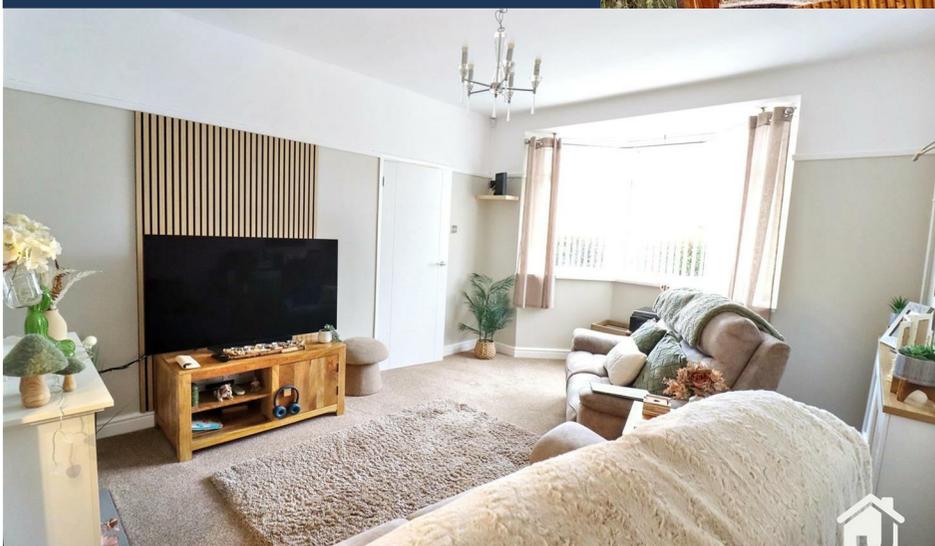
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



**THIS VERY WELL PRESENTED AND IMPROVED THREE BEDROOM SEMI-DETACHED HOUSE LOCATED WITHIN A POPULAR AND CONVENIENT LOCATION AND IN BRIEF BENEFITS FROM AN ENTRANCE HALL, LOUNGE, KITCHEN/DINING, UTILITY, WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. THERE IS AN EYE-CATCHING AND WELL MAINTAINED GARDEN TO THE REAR AND FROM THE FRONT AN AMPLE PLOT READY FOR THE NEXT PURCHASER TO ADD THEIR OWN VISION TO. A VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE.**



#### **ENTRANCE HALL**

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

#### **LOUNGE 15'5 - 14'5 x 11'9**

Benefiting from a bay fronted window, radiator and power points.

#### **KITCHEN/DINING 18' x 10'9 - 9'7**

There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, microwave, hob with extractor, power points, radiator, window to the rear aspect and access through to:

#### **UTILITY 14'1 x 5'3**

With window and a door to the side aspect, power points, base units with work surface, plumbing for a washing machine and a door that leads to:

#### **WC**

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

#### **FIRST FLOOR LANDING**

With access to the loft, power point and doors that lead to:

#### **BEDROOM 12'7 x 10'5**

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

#### **BEDROOM 11'7 x 9'8**

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

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

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

#### **BATHROOM**

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

#### **REAR GARDEN**

There is a low maintenance garden that appreciates mainly laid to lawn, gravelled and bordered areas.

#### **FRONT EXTERIOR**

There is a generous plot to the side of the property.

#### **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 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



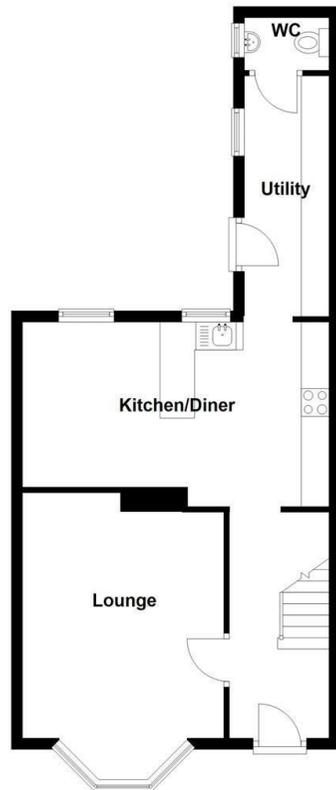
## LOCATION



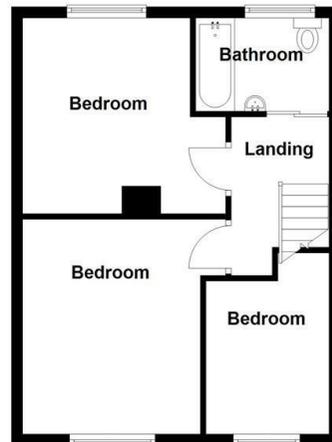
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Ground Floor



First Floor



## 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

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