



**16 NOTHILL
WAY, ANSTEY LE7 7NT**

£254,950
FREEHOLD



0116 236 7000



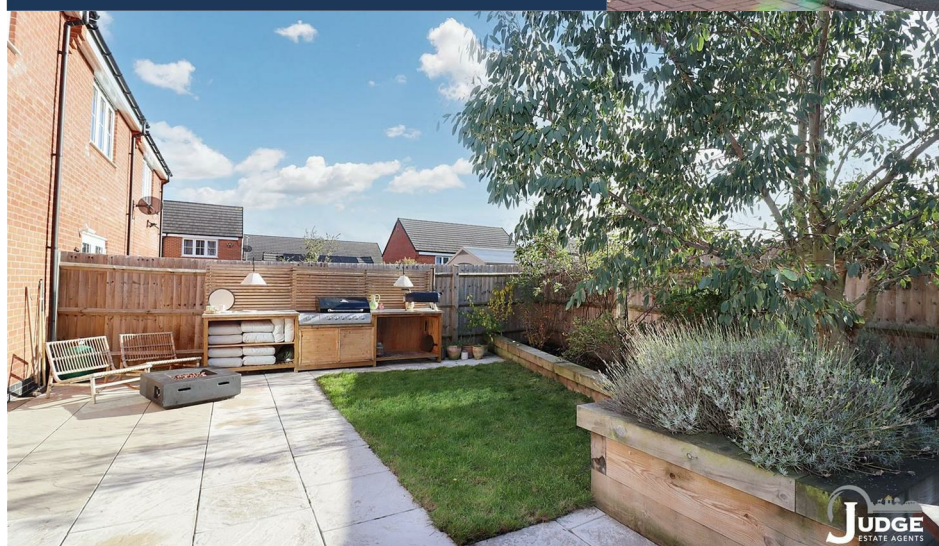
sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



IDEAL FIRST TIME PURCHASE WITH THIS IMPRESSIVE AND WELL PRESENTED TWO BEDROOM HOUSE. LOCATED UPON THE EDGE OF THIS HIGHLY POPULAR AND THRIVING NORTH LEICESTERSHIRE VILLAGE, A MODERN HOME THAT AS APPROACHED GIVES ACCESS TO THE ENTRANCE HALL, WC, LIVING ROOM, KITCHEN, FIRST FLOOR LANDING, TWO BEDROOMS AND A BATHROOM. OUTSIDE THERE IS A STUNNING AND LANDSCAPED GARDEN AND TO THE SIDE OF THIS LOVELY HOME, OFF ROAD PARKING IN TANDEM.



ENTRANCE HALL

There are stairs leading up to the first floor landing, wood flooring, access through to the Kitchen and doors that lead to:

WC

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

LIVING ROOM 14' x 11'8

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

KITCHEN 10'1 x 6'3

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

FIRST FLOOR LANDING

There is a power point, loft access and doors that lead to:

PRIMARY BEDROOM 14' - 10'4 x 9'2

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

BEDROOM 14'1 x 6'2

There are two mezzanine beds, radiator, power points and a window to the rear aspect.

BATHROOM

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

REAR GARDEN

The garden is ideal for socializing and is beautifully designed with a mainly paved area with a harmony of lawn and raised bordered areas. The borders are home to a variety of plants, shrubs, fruit trees and a lovely feature tree. There is a custom built BBQ station which is useful for preparing food and drinks.

PARKING

There is off road parking that runs alongside this lovely property.

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 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 & FLOORPLAN

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.

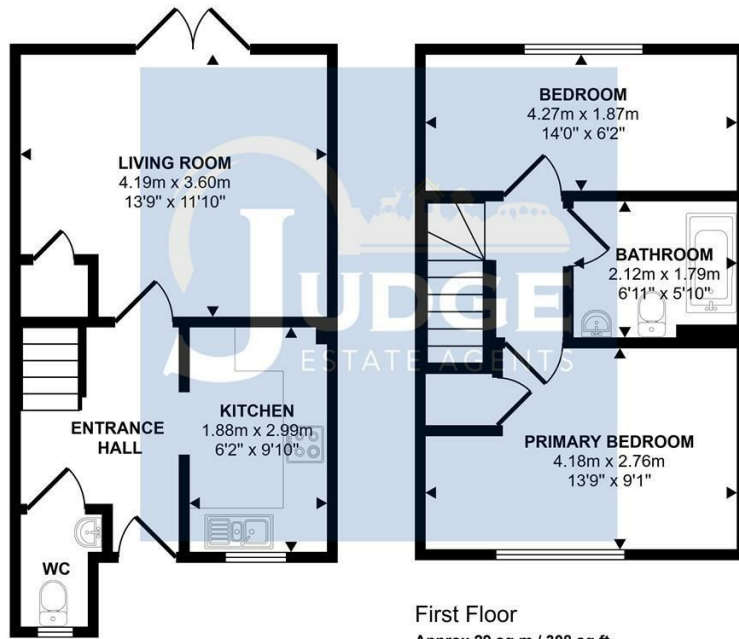
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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



LOCATION



Approx Gross Internal Area
58 sq m / 623 sq ft



First Floor
Approx 29 sq m / 308 sq ft

Ground Floor
Approx 29 sq m / 315 sq ft

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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TERMS & CONDITIONS

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