



**86 LINK ROAD, ANSTEY LE7  
7BX**

**£295,000**  
**FREEHOLD**



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



**SITUATED CLOSE TO REPUTABLE PRIMARY AND SECONDARY SCHOOLING COMES OFFERED FOR SALE AN EXTENDED, FOUR BEDROOM SEMI-DETACHED HOUSE. A LOVELY HOME WITH NO UPWARD CHAIN THAT IN BRIEF BENEFITS FROM ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, FIRST FLOOR LANDING, FOUR BEDROOMS AND A SHOWER ROOM. FROM THE FRONT THERE IS BRICK PAVED OFF ROAD PARKING THAT LEADS TO A CAR PORT THAT PROCEEDS ALONGSIDE THE PROPERTY TO A DETACHED GARAGE. THIS IDEAL FAMILY HOME NEEDS TO VIEWED TO FULLY APPRECIATE.**





#### ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator, window to the side aspect, under stairs cupboard and doors that lead to:

#### WC

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

#### LIVING ROOM 16'7 x 10'11

Benefiting from a bay fronted window, radiator, power points, feature fire surround and doors leading through to:

#### DINING ROOM 9'7 x 8'9

Having patio doors to the rear aspect, radiator, power points and an arch that leads through to:

#### KITCHEN 10'9 x 8'

There are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, grill with hob and extractor, integral fridge/freezer, power points, plumbing for a washing machine, window to the rear aspect and a door to the side aspect.

#### FIRST FLOOR LANDING

With access to the loft and doors that give access to:

#### BEDROOM 12'3 x 9'3 from fitted wardrobes

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

#### BEDROOM 11'2 x 9'11

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

#### BEDROOM 14'7 x 7'9

With two windows to the front aspect, radiator and power points.

#### BEDROOM 15'8 x 6'7

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

#### SHOWER ROOM 7'5 x 5'9

Comprising a low level WC, wash hand basin and Shower. There is complimentary tiling, window to the rear aspect and a heated towel rail.

#### REAR GARDEN

A lovely, well established garden that appreciates paved patio areas as well as a pathway and a laid to lawn garden with bordered areas home to a number of shrubs and plants.

#### PARKING

From the front there is brick paved off road parking that leads to double doors giving access to:

#### CAR PORT

Leading alongside the property to:

#### GARAGE 17'7 x 10'1

Benefiting from double doors, window to the rear aspect and the facilities of both power and lighting.

#### 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 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.



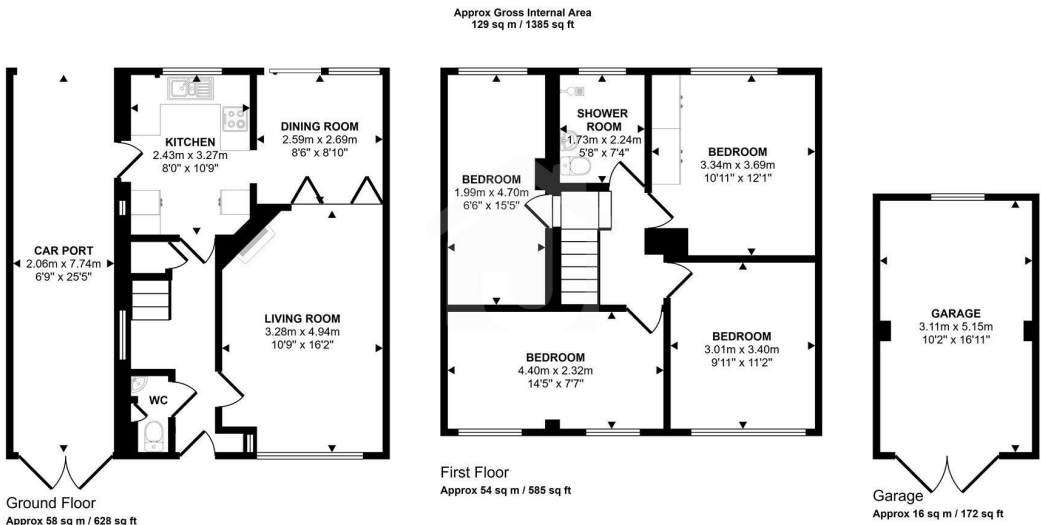


## LOCATION



## MEASUREMENTS

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## VIEWINGS

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

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## LET'S TALK

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## 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.