JUDGE
ESTATE AGENTS

# 309 LINK ROAD, ANSTEY LE7 7ED

**£269,950**
FREEHOLD

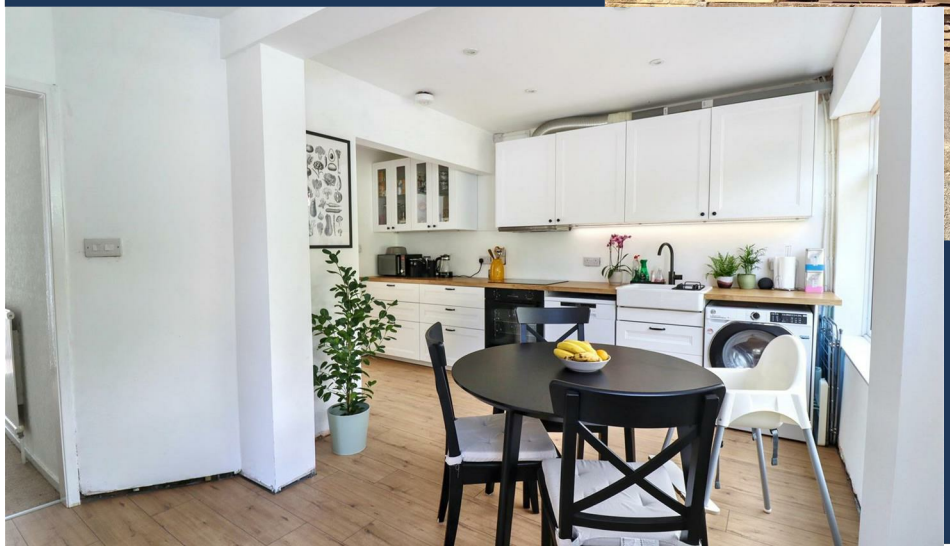

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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



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JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET THIS IDEAL FAMILY HOME THAT IS WELL POSITIONED FOR ACCESS TO THE VILLAGE PRIMARY & SECONDARY SCHOOLING. AS YOU ENTER THERE IS AN ENTRANCE PORCH, ENTRANCE HALL, KITCHEN/DINING ROOM AND ACCESS THROUGH TO A LIVING ROOM. ON THE FIRST FLOOR LANDING THERE ARE THREE BEDROOMS AND A SHOWER ROOM. PROPERTY HAS RECENTLY BEEN REWIRED. OUTSIDE THERE IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE. AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED TO FULLY APPRECIATE.







**ENTRANCE PORCH**
Fully UPVC double glazed and door that leads to:

**ENTRANCE HALL**
Having stairs that lead to the first floor landing, radiator, fitted cupboard and a door giving access to:

**KITCHEN/DINING ROOM 17'4 - 8'5 x 13'10 - 10'3**
Having a range of wall and base units and work surfaces, with a belfast style sink and mixer tap, integral oven, hob and extractor, plumbing for a washing machine & dishwasher, windows to the rear aspect, radiator, power points and access through to:

**LIVING ROOM 11'4 into bay x 10'9**
Benefiting from a bay fronted window, radiator and power points.

**FIRST FLOOR LANDING**
There is a window to the side aspect, loft access and doors to:

**BEDROOM 11'6 x 9'11**
Benefiting from a window to the front aspect, radiator and power points.

**BEDROOM 11'11 x 8'7**
Having a window to the rear aspect, radiator, power points and a fitted cupboard.

**BEDROOM 7'11 x 7'**
There is a window to the front aspect, radiator and power points.

**SHOWER ROOM**
Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the side aspect.

**REAR GARDEN**
There is a patio area with borders that then leads to a mainly laid to lawn garden that elevates towards the rear with borders home to a variety of shrubs, plants and trees as well as a shed.

**PARKING**
From the front there is off road parking that leads alongside the property to:

**GARAGE**
Having 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 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.

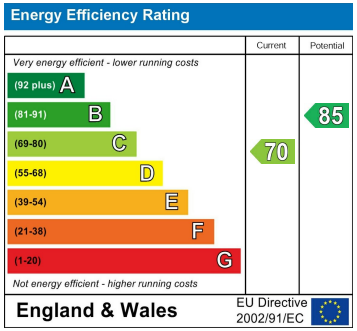
**MEASUREMENTS & FLOORPLANS**
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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.

**ANTI MONEY LAUNDERING**
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. 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.



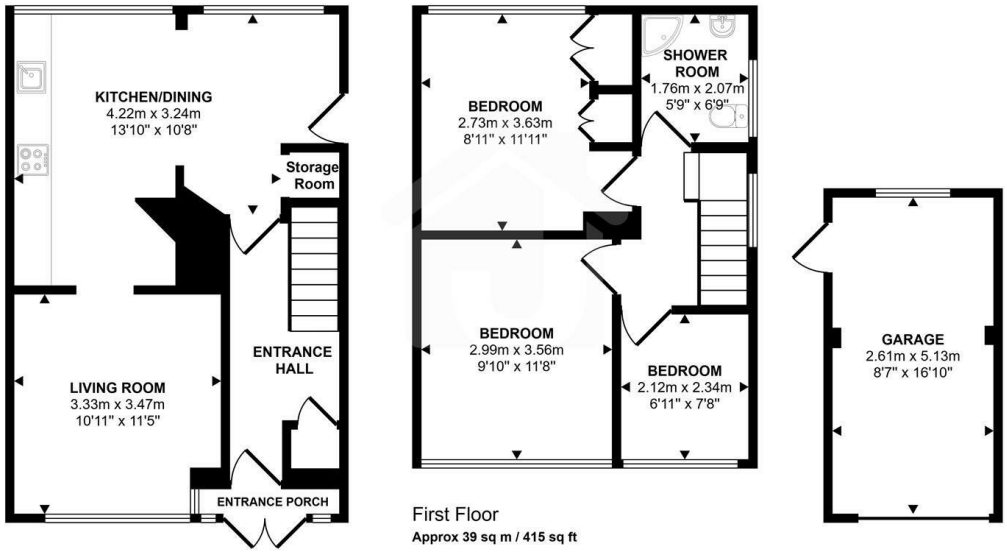








Approx Gross Internal Area
94 sq m / 1012 sq ft




Ground Floor
Approx 42 sq m / 453 sq ft

First Floor
Approx 39 sq m / 415 sq ft

Garage
Approx 13 sq m / 144 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.

## 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.

## 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 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.