

**7 PRINCES
CLOSE, ANSTEY LE7 7EG**

£269,950
FREEHOLD



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



A VERY WELL PRESENTED, TWO BEDROOM DETACHED BUNGALOW THAT IS LOCATED NOT ONLY IN A HIGHLY DESIRABLE VILLAGE BUT ALSO WITHIN A CUL-DE-SAC. THIS FANTASTIC PROPERTY IS WELL POSITIONED FOR EASE OF ACCESS TO THE NOOK IN ANSTEY WHICH IS HOST TO A VARIETY OF SHOPS, SERVICES AND PLACES TO EAT AND DRINK. THE ENTRANCE IS LOCATED TO THE SIDE THAT LEADS TO AN ENTRANCE HALL WITH DOORS LEADING TO BOTH BEDROOMS, SHOWER ROOM AND ALSO TO THE KITCHEN/DINING THAT ENJOYS VIEWS TO THE EYE-CATCHING AND WELL MAINTAINED REAR GARDEN. FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE BUNGALOW AND GIVES ACCESS TO THE DETACHED GARAGE.



ENTRANCE HALL

There is a power point, phone point, radiator and doors that lead to:

LIVING ROOM 14'4 x 10'10

Benefiting from a bow fronted window, radiator, power points, TV point and feature fire surround.

KITCHEN AREA 10'11 x 10'11

Having a range of wall and base units, under unit lighting and work surfaces, sink with a mixer tap, integral oven, hob and extractor, integral fridge/freezer, plumbing for a washing machine, radiator, power points and an opening through to:

DINING AREA 12'1 x 8'4

Benefiting from windows to the rear and side aspects, power points, radiator and a door to the rear garden.

PRIMARY BEDROOM 12'3 x 10'11

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

BEDROOM 11' x 8'11 (from fitted wardrobes)

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

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, window to the side aspect, heated towel rail, airing cupboard, access to the loft and complimentary tiling.

REAR GARDEN

A well established and eye-catching garden that enjoys a patio and decked area with a laid to lawn garden surrounded by borders home to a number of shrubs and plants. There is also side access to the rear of the property as well as a Summerhouse/Workshop measuring 7'10 x 5'9.

PARKING

From the front there is off road parking that leads alongside the Bungalow where there are gates that further lead to:

GARAGE 14'9 x 8'2

Benefiting from double doors and a window to the side aspect.

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 Woollen 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 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

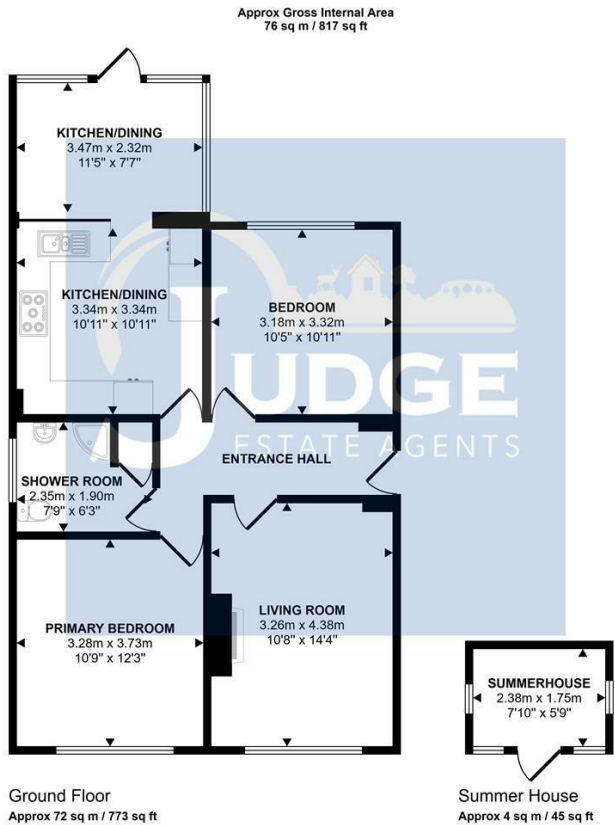


LOCATION



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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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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.