JUDGE
ESTATE AGENTS

24 POLLARDS ROAD, ANSTEY LE7 7UG

£298,000
FREEHOLD

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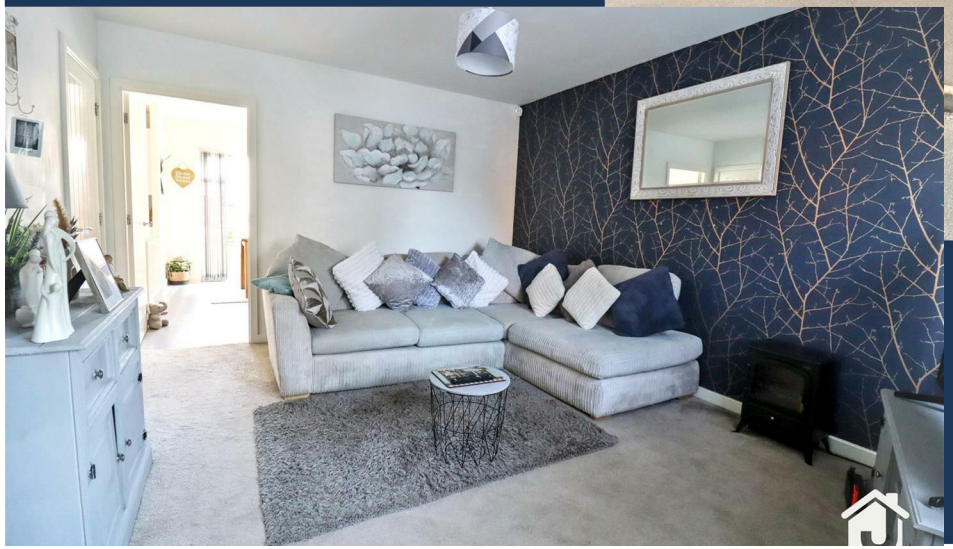
13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



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LOCATED WITHIN A HIGHLY SOUGHT AFTER PART OF THIS THRIVING NORTH LEICESTERSHIRE VILLAGE COMES OFFERED FOR SALE A MODERN, THREE BEDROOM SEMI-DETACHED HOUSE. AS YOU ENTER THIS VERY WELL PRESENTED HOME THERE IS AN ENTRANCE HALL, LIVING ROOM, KITCHEN, UTILITY, WC, FIRST FLOOR LANDING, THREE BEDROOMS, EN-SUITE TO THE PRIMARY BEDROOM AND A FAMILY BATHROOM. THERE IS AN EYE-CATCHING WELL PRESENTED REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE. JUDGE ESTATE AGENTS RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.

ENTRANCE HALL
With a radiator, power point, stairs leading to the first floor landing and a door to:

LIVING ROOM 14'5 x 11'11 - 10'11
Benefiting from a window to the front aspect, radiator, power points and a door to:

KITCHEN/BREAKFAST 12'2 x 11'11
Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor, dishwasher, fridge/freezer, patio doors to the rear aspect, power points and access through to:

UTILITY AREA
Having plumbing for a washing machine, power points and door to:

W C
Comprising a low level WC, Wash hand basin and Radiator.

FIRST FLOOR LANDING
With power point, loft access and doors to:

MAIN BEDROOM 9'7 x 8'11
Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and door to:

EN-SUITE
Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

SECOND BEDROOM 10'2 x 8'9
With a window to the front aspect, radiator, power points and TV point.

THIRD BEDROOM 7' x 6'5
Having a window to the front aspect, radiator, power points and an airing cupboard.

BATHROOM
Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Window to the side aspect and a Heated towel rail.

REAR GARDEN
A lovely garden which comprisies of a patio that then leads onto a mainly laid to lawn garden with a decked seating area to the very rear.

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

GARAGE
Benefiting from an up and over door.

ANSTEY VILLAGE
Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

VIEWINGS
We always like any potential purchaser to follow our four steps

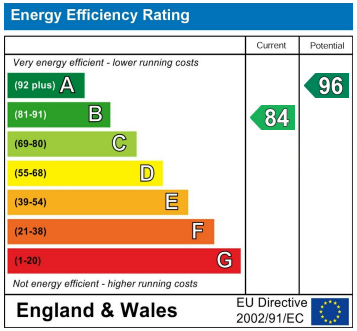
1) Read property description

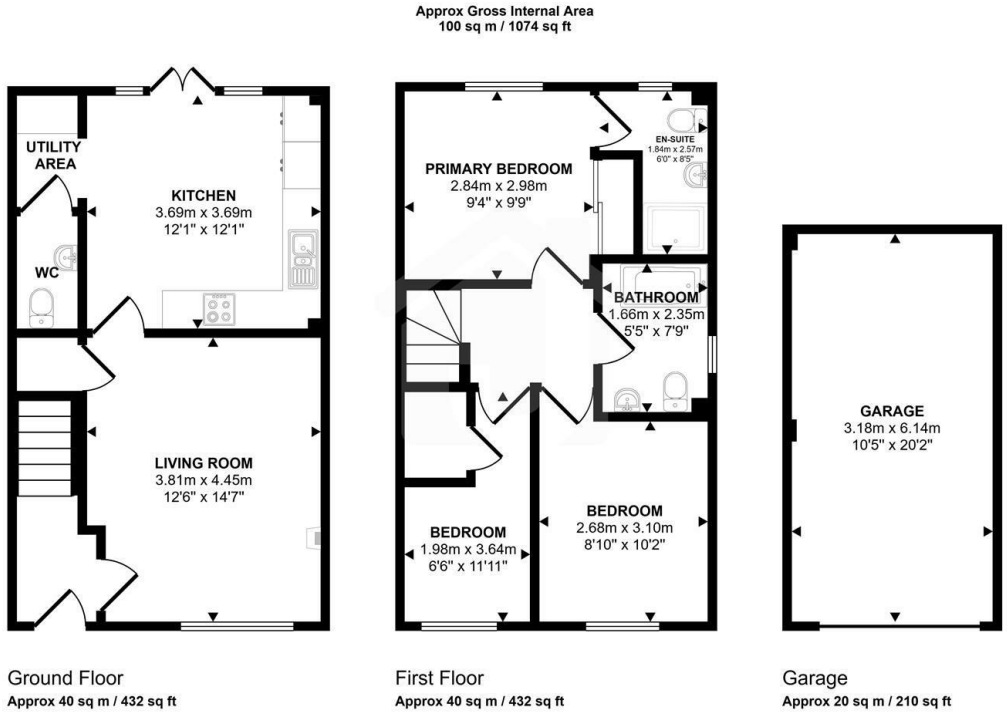
2) Look at Floorplan

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.





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.
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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.