



**456 BRADGATE
ROAD, NEWTOWN
LINFORD LE6 0HA**

£480,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



NESTLED IN THE HEART OF NEWTOWN LINFORD, THIS VERY WELL PRESENTED THREE-BEDROOM SEMI-DETACHED HOME PRESENTS A RARE OPPORTUNITY TO LIVE IN ONE OF LEICESTERSHIRE'S MOST SOUGHT-AFTER VILLAGE SETTINGS. THIS IMPRESSIVE PROPERTY ON BRADGATE ROAD, NEWTOWN LINFORD DELIVERS THE RARE COMBINATION OF GENEROUS ACCOMMODATION, PRACTICAL SPACE, AND UNINTERRUPTED VIEWS ACROSS THE ICONIC BRADGATE PARK - A BACKDROP FEW PROPERTIES CAN CLAIM.

APPROACHING THIS LOVELY HOME, YOU ARE GREETED BY AMPLE OFF ROAD PARKING LEADING ALONGSIDE THE PROPERTY TO A GARAGE. AS



ENTRANCE HALL

An impressive entrance hall has a radiator, feature glazed windows to the front aspect, radiator, under stairs cupboard, stairs to the first floor landing and doors that gives access to:

LIVING ROOM 13'6 into bay x

Bay fronted window, radiator, power points and an open fire with feature surround.

LOUNGE 11'5 x 10'5

Fitted storage cupboards, radiator, power points and windows to the rear aspect.

KITCHEN 16'4 x 7'4

Modern wall and base units with work surfaces, sink with a mixer tap and drainer, integral double oven, hob and extractor, integral dishwasher, windows to the rear and side aspects, radiator, power points and door that lends access to:

DINING ROOM AREA 12'8 x 10'4

Windows and patio doors to the rear, units with work surface, power points, radiator and skylight window.

FIRST FLOOR LANDING

Window to the side aspect, loft access, power point and doors that give access to:

BEDROOM 11'7 x 9'9

Window to the front aspect with views of Bradgate Park, radiator, power points and fitted wardrobes.

BEDROOM 11'5 x 9'7

Window to the rear aspect, radiator, power points, fitted wardrobes and view to the rear garden.

BEDROOM 7'9 x 7'1

Window to the front aspect with views of Bradgate Park, radiator and power points.

BATHROOM 12'9 x 7'4

Light and impressive bathroom with a low level WC, generously sized wash hand basin, free standing bath, walk in shower, complimentary tiling, heated towel rail, under floor heating and windows to both the side and rear aspects.

REAR GARDEN

An impressive, well established and generously sized garden that appreciates a couple of patio seating areas as well as laid to lawn gardens with well stocked borders home to a variety of flowers, plants, shrubs and trees. There is a store and WC to the rear of the garage as well as to rear of the garden, a compost area, potting shed and fruit and vegetable patches.

GARAGE 16'8 x 8'9

There is an up and over door with a separate door to the side aspect, as well as the facilities of both power and lighting.

NEWTOWN LINFORD VILLAGE

Newtown Linford is a highly desirable village nestled within Charnwood Forest, renowned for its period properties, charming thatched cottages, and exceptional local amenities. The village offers a selection of popular cafés, welcoming pubs, and well-regarded restaurants, all within walking distance. The main entrance to Bradgate Park is just moments away, providing unparalleled access to some of Leicestershire's most scenic walking trails.

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

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.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

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.
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we



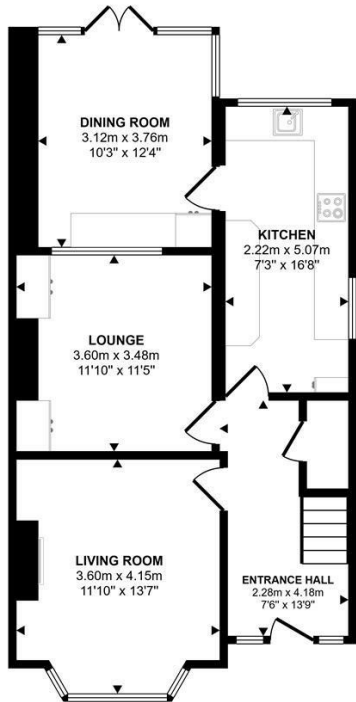
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



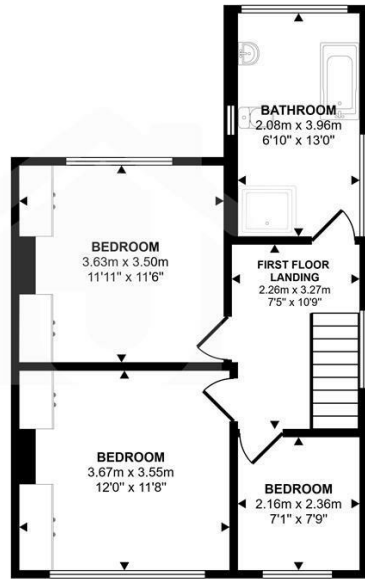
MEASUREMENTS

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.

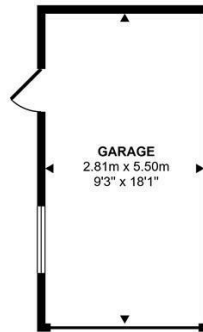
Approx Gross Internal Area
127 sq m / 1368 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft



First Floor
Approx 49 sq m / 523 sq ft



Garage
Approx 16 sq m / 167 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 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.