



38 CHERRYBROOK CLOSE, LEICESTER LE4 1EH

£365,000
FREEHOLD



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



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JUDGE ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS FOUR BEDROOM DETACHED FAMILY HOME. THIS LOVELY HOME IS WELL POSITIONED FOR ACCESS TO CASTLE HILL COUNTRY PARK WITH VIEWS TO BRADGATE PARK. AS YOU ENTER THIS IMPRESSIVE HOME TO THE ENTRANCE HALL THERE IS ACCESS TO A WC, LIVING ROOM THROUGH TO THE DINING/KITCHEN, CONSERVATORY AND SIDE LEAN TO PORCH. TO THE FIRST FLOOR LANDING THERE IS ACCESS TO FOUR BEDROOMS AND A SHOWER ROOM. OUTSIDE TO THE REAR YOU WILL FIND A WELL ESTABLISHED AND CARED FOR GARDEN AND THERE IS ALSO OFF ROAD PARKING THAT LEADS TO A GARAGE. A VIEWING COMES HIGHLY ADVISED TO APPRECIATE.



ENTRANCE HALL

There are stairs leading up to the first floor landing, fitted cupboard, radiator, power points, window to the side aspect and doors to:

WC

Comprising a low level WC, wash hand basin, window, heated towel rail and complimentary tiling.

LIVING ROOM 17'9 into bay x 13'6

Benefiting from a bay window, radiator, power points, feature fire surround and French doors that lead to:

DINING ROOM 12'2 x 8'8

Having a window, radiator, power points, access to the Conservatory as well as the Dining Room area flowing through to:

KITCHEN 12'1 x 7'8

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, window, power points, plumbing for a washing machine and door to:

SIDE LEAN TO PORCH

There are power points and a Barn style door to the rear garden.

CONSERVATORY 15'8 x 10'7

Benefiting from windows to dual aspects, power points, radiator and patio doors to the Garden.

FIRST FLOOR LANDING

With a feature window, power point, loft access and doors that lead to:

BEDROOM 10'9 x 10'4

Benefiting from a window, radiator, power points and fitted wardrobes.

BEDROOM 8'9 x 8'8

Having a window, radiator, power points, fitted wardrobes and drawers.

BEDROOM 9'3 x 6'

With a window, radiator and power points.

BEDROOM 6'9 x 6'3

Benefiting from a window, radiator and a built in cupboard.

BATHROOM

Comprising a low level WC, wash hand basin, walk in shower, Heated towel rail and a window.

GARDEN

An eye-catching and well kept garden that enjoys paved, gravelled and lawn areas with borders home to a number of shrubs, plants and trees. There is also a door that gives access to the Garage.

PARKING

There is off road parking that leads to:

GARAGE

With an up and over door and the facilities of both power and lighting.

ANSTEY HEIGHTS

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available

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.

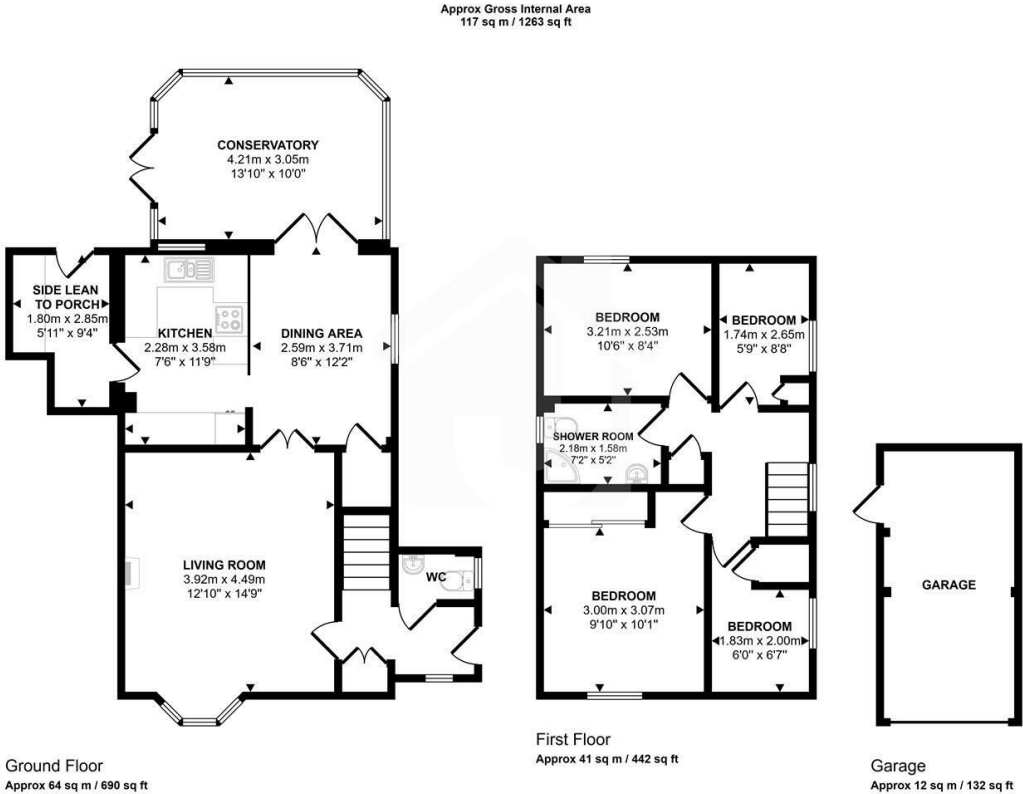


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.



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.