JUDGE
ESTATE AGENTS

20 ROWAN DRIVE, ANSTEY LE7 7FF

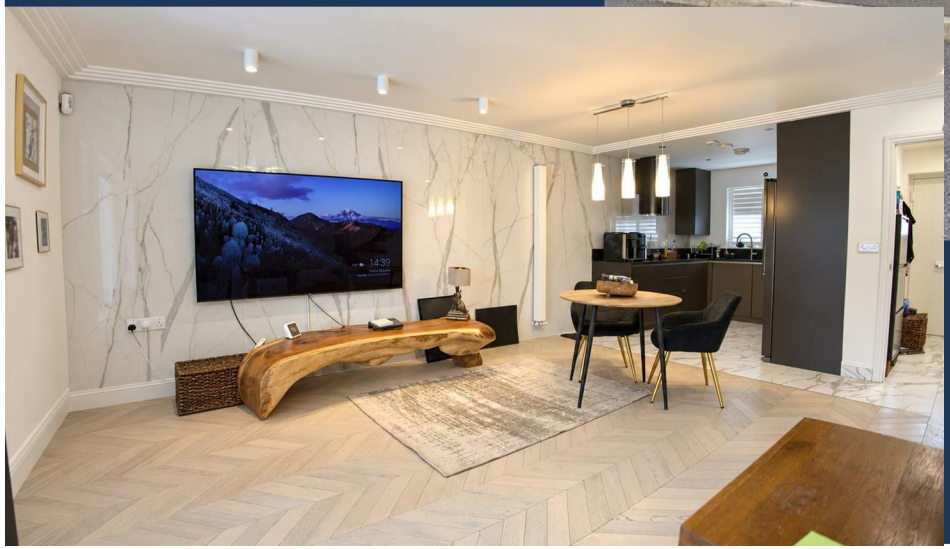
£300,000
FREEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

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



3 | 1 | 1

JUDGE ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS BEAUTIFULLY APPOINTED THREE-BEDROOM SEMI-DETACHED HOME, SITUATED ON THE HIGHLY SOUGHT-AFTER ROWAN DRIVE DEVELOPMENT IN THE POPULAR CHARNWOOD VILLAGE OF ANSTEY.

CONSTRUCTED BY BARWOOD HOMES IN 2020, THIS IMPRESSIVE PROPERTY OFFERS STYLISH, CONTEMPORARY ACCOMMODATION FINISHED TO AN EXCELLENT STANDARD THROUGHOUT. THE WELCOMING ENTRANCE HALLWAY PROVIDES ACCESS TO A CONVENIENT GROUND-FLOOR WC BEFORE OPENING INTO THE HEART OF THE HOME: A SUPERB OPEN-PLAN LIVING KITCHEN, IDEAL FOR BOTH EVERYDAY FAMILY LIFE

ENTRANCE HALL
Entered via the front door, with ceramic-tiled flooring, radiator, recessed ceiling spotlights and doors leading to the ground-floor accommodation.

DOWNSTAIRS WC
Fitted with a wall-mounted WC and wash hand basin, with ceramic-tiled walls and flooring, mirrored wall, heated towel rail and ceiling lighting

OPEN PLAN LIVING/DINING ROOM 16'11" x 27'4" max
Open-plan living and dining area with engineered herringbone-style wood flooring, ceramic-tiled feature media wall and solid oak staircase rising to the first floor. French doors open into the pergola, with open access leading to the kitchen.

KITCHEN
Bespoke kitchen fitted with a range of German-made wall and base units with Dekton work surfaces. Features include an inset sink with mixer tap, induction hob with ceiling-mounted extractor, built-in ovens and space for an American-style fridge freezer. Ceramic-tiled flooring and splashbacks, recessed ceiling spotlights and window with fitted shutters.

PERGOLA 12'0" x 9'5"
Accessed via French doors from the living room, with a retractable roof, glazed side panels, composite decking and access to the rear garden.

LANDING
With engineered herringbone-style wood flooring, solid oak staircase with metal balustrade and doors leading to the bedrooms and family bathroom.

MASTER BEDROOM 9'3" x 12'8"
With engineered herringbone-style wood flooring, window to the front elevation fitted with shutters, radiator and ceiling light point.

BEDROOM TWO 5'10" x 13'1"
With a window to the rear elevation fitted with shutters, engineered herringbone-style wood flooring, radiator and ceiling light point.

BEDROOM THREE 7'1" x 8'11"
With engineered herringbone-style wood flooring, window to the front elevation fitted with shutters, radiator and ceiling light point.

BATHROOM 10'4" x 5'0"
Fitted with a four-piece suite comprising a corner bath, walk-in shower enclosure, wall-mounted WC and wash hand basin set within a vanity unit. Ceramic tiling to the walls and floor, recessed ceiling spotlights, illuminated wall mirror, heated towel rail and window.

FRONT OF PROPERTY
A pathway leads to the front entrance beneath a covered storm porch, with a landscaped frontage featuring decorative stone and planted shrubs. A parking space is positioned beside the property, while a block-paved driveway provides access to the detached garage at the rear.

REAR GARDEN
A low-maintenance rear garden, mainly paved and featuring raised planted beds with decorative gravel. The garden is enclosed by fencing and includes gated side access, access to the pergola and a pedestrian door into the detached garage.

DETACHED GARAGE 9'6" x 18'7"
Refurbished and currently arranged as a utility and storage space, with fitted wall and base units, work surfaces and spaces for laundry appliances. Further features include an insulated and boarded ceiling, flooring, power, lighting, ceiling speakers, an up-and-over garage door and glazed doors opening into the rear garden.

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 three steps

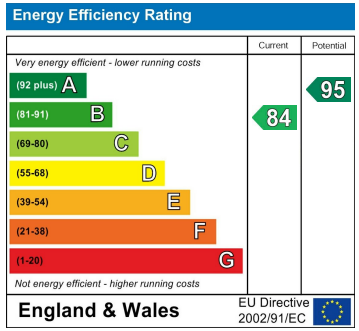
1) Read property description

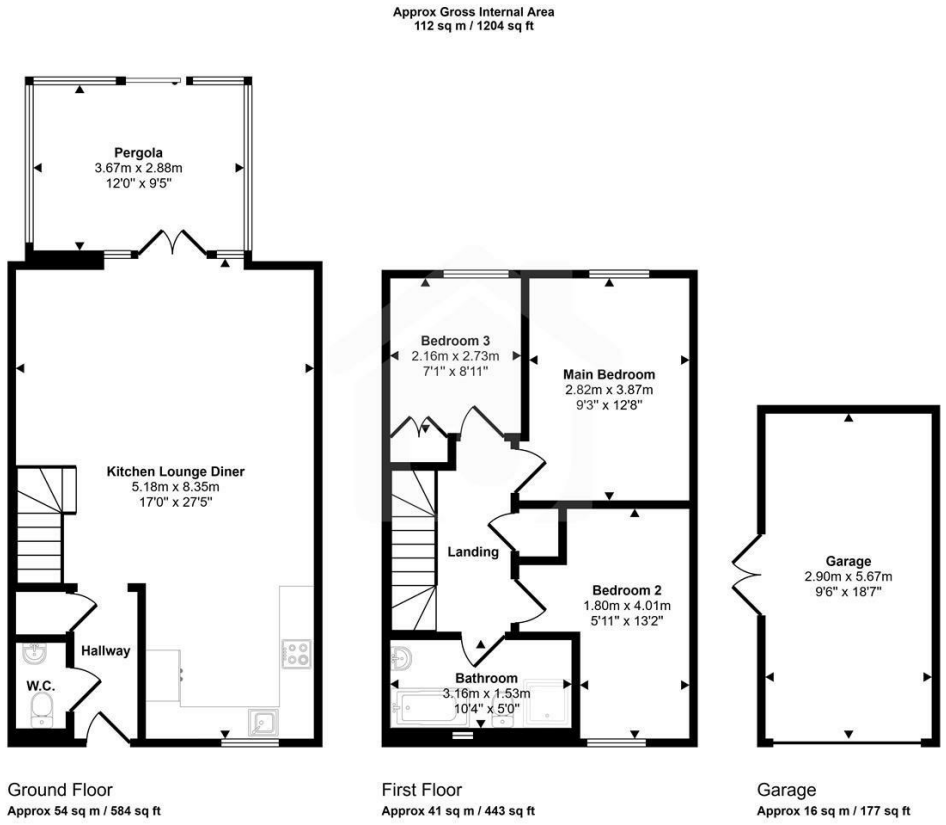
2) Look at Floorplan

3) Watch our virtual viewing video

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

FLOORPLAN & MEASUREMENTS
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.





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.