



**35 BURGIN
ROAD, ANSTEY LE7 7FA**

**OFFERS OVER £200,000
FREEHOLD**



0116 236 7000



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



LOCATED WITHIN A CUL-DE-SAC POSITION IN ONE OF THE MOST HIGHLY REGARDED AND SOUGHT AFTER NORTH LEICESTERSHIRE VILLAGES COMES OFFERED FOR SALE A THREE BEDROOM SEMI-DETACHED HOUSE. THIS FANTASTIC OPPORTUNITY OFFERS THE CHANCE FOR THE NEXT OWNER TO ADD 'THEIR VISION' AND INTERNALLY BENEFITS IN BRIEF OF AN ENTRANCE HALL, LIVING ROOM, SHOWER ROOM, KITCHEN/BREAKFAST, CONSERVATORY, FIRST FLOOR LANDING WITH THREE BEDROOMS. TO THE OUTSIDE THERE FRONT AND REAR GARDENS AND FROM THE FRONT, OFF ROAD PARKING THAT LEADS TO A GARAGE.



ENTRANCE HALL

There are stairs leading up to the first floor landing, window to the side aspect and doors that lead to:

LIVING ROOM 16' x 11'6

Benefiting from a bay fronted window, radiator and power points.

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, windows to the side and rear aspects, complimentary tiling and a radiator.

KITCHEN/BREAKFAST 12' x 10'5

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, under stairs cupboard, power points and conservatory doors that give access to:

CONSERVATORY 14'3 x 7'8

With windows to the rear and side aspects, power point and a door that gives access to the rear garden.

FIRST FLOOR LANDING

There is access to the loft access, radiator and doors that lead to:

BEDROOM 11'4 x 9'

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM 12'5 x 7'9

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

BEDROOM 8'3 x 7'9

With a window to the rear aspect, radiator and power points.

REAR GARDEN

A mature and well established garden that comprises of a patio and laid to lawn area, all with borders home to a number of shrubs, plants and trees.

PARKING

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

GARAGE

Benefiting from an up and over door.

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, J22 & J23 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 Martyn 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.



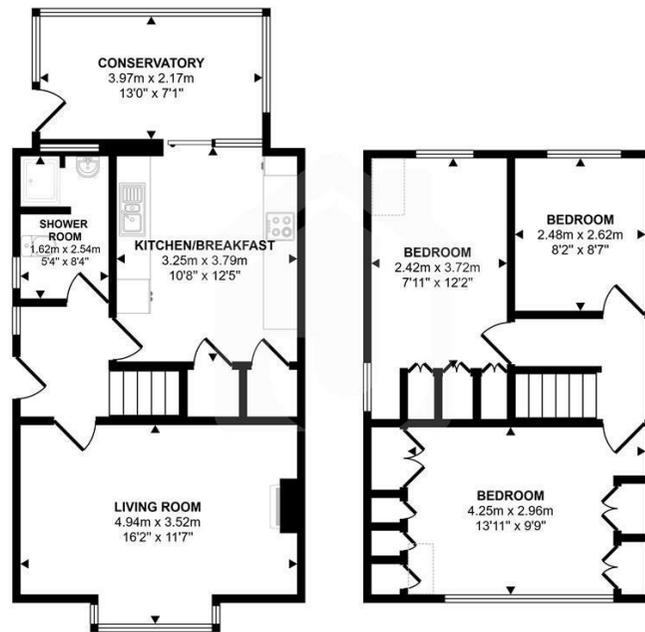
LOCATION



MEASUREMENTS

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Approx Gross Internal Area
88 sq m / 944 sq ft



Ground Floor
Approx 49 sq m / 532 sq ft

First Floor
Approx 38 sq m / 411 sq ft

Denotes head height below 1.5m

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LET'S TALK



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TERMS & CONDITIONS

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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.