



**26 JAMES
STREET, ANSTEY LE7 7DY**

**OFFERS OVER £249,950
FREEHOLD**



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



LOCATED WITHIN A HIGHLY DESIRABLE VILLAGE LOCATION AS WELL AS BEING WITHIN CLOSE PROXIMITY TO THE VILLAGE PRIMARY & SECONDARY SCHOOLS COMES OFFERED FOR SALE THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE THAT RESIDES UPON A CORNER PLOT. THIS LOVELY HOME IN BRIEF BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, SIDE PORCH, WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A FOUR PIECE BATHROOM SUITE. OUTSIDE THERE ARE WELL ESTABLISHED AND EYE-CATCHING GARDENS FROM THE FRONT, SIDE AND REAR ASPECTS. PLEASE NOTE THE VENDOR DOES PULL THEIR CAR ONTO A GRAVELLED AREA HOWEVER THE CURB HAS NOT BEEN DROPPED. WE RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

With stairs leading up to the first floor landing, under stairs cupboard, window to the side aspect, radiator and doors to:

LIVING ROOM 14'8 x 12'11

Benefiting from a bay fronted window, radiator, power points, TV point, fire and door that leads to:

DINING ROOM 11' - 9'5 x 10'5

Having a window to the rear aspect, radiator, power points and a door that leads to:

KITCHEN 8'11 x 7'11

Having a range of wall and base units with work surfaces, sink with mixer tap and splash back tiling, radiator, window to the rear aspect, radiator, door to the rear porch with a WC and store and door to the garden. From the kitchen there is also access to the Entrance Hall.

FIRST FLOOR LANDING

With a window to the side aspect, loft access and doors to:

BEDROOM 13' x 10'6

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

BEDROOM 12'9 - 10'5 x 9'9

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

BEDROOM 9' - 5'8 x 7'1 - 5'4

Having a window to the front aspect, radiator, power points and fitted cupboard.

BATHROOM

Comprising a low level WC, Wash hand basin, Walk in shower, Free Standing Bath, Complimentary tiling, Window to the rear aspect and a heated towel rail.

GARDENS

To the rear there is a mainly paved area with borders and decked area as well as a summer house, a mainly laid to lawn area proceeds from the front of the property along to the side also home to a variety of shrubs, plants and also an outhouse with power, lighting and plumbing for a washing machine. There is a gravelled area to the side aspect that vendors use as a place to store their car. The curb isn't dropped.

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 Woollen Hill) plus The Martin 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.
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

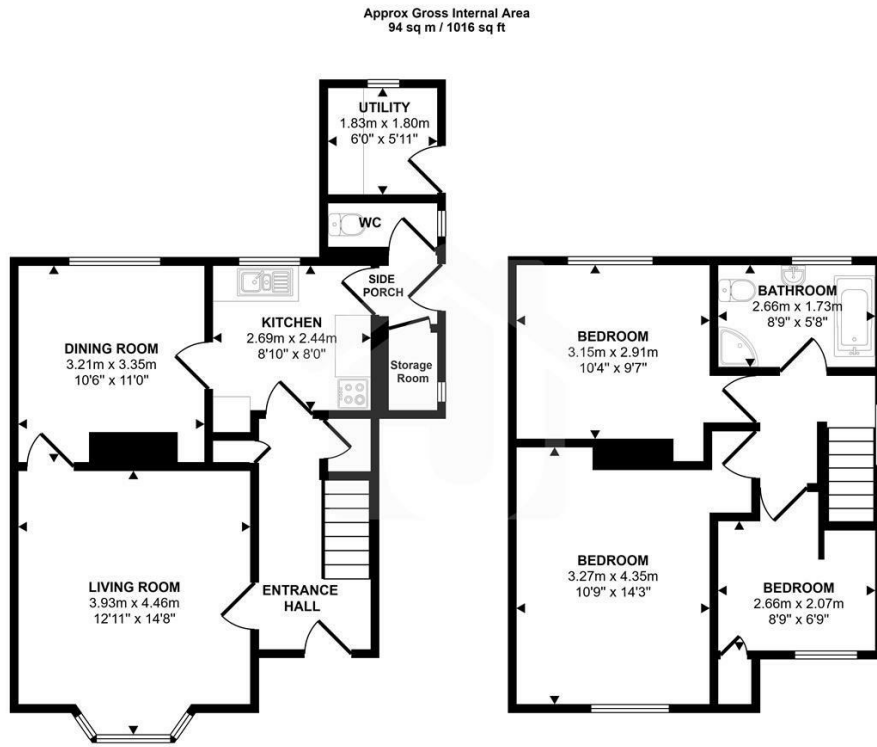


LOCATION



MEASUREMENTS

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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

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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.