



8 ANSTIGE AVENUE, ANSTEY LE7 7TP

£260,000
FREEHOLD



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



JUDGE ESTATE AGENTS WELCOME TO THE MARKET, A WELL-PRESENTED THREE-BEDROOM END TOWN HOUSE LOCATED IN A HIGHLY DESIRABLE PART OF ANSTEY VILLAGE—IDEAL FOR FIRST-TIME BUYERS AND FAMILIES ALIKE. THE PROPERTY OFFERS OFF-ROAD PARKING TO THE REAR AND WELL-KEPT FRONT AND REAR GARDENS. INTERNALLY, THE ACCOMMODATION INCLUDES AN ENTRANCE HALL, WC, AND A SPACIOUS L-SHAPED LIVING/DINING/KITCHEN, PERFECT FOR MODERN LIVING. TO THE FIRST FLOOR ARE THREE BEDROOMS, INCLUDING AN EN-SUITE TO THE MAIN BEDROOM, AND A FAMILY BATHROOM. CONVENIENTLY POSITIONED FOR LOCAL SCHOOLS, VILLAGE AMENITIES, AND COUNTRYSIDE WALKS, WITH BRADGATE PARK AND



ENTRANCE HALL

Having stairs leading to the first floor, radiator, power points and doors to:

WC

Comprising a low level WC, Wash hand basin and Radiator.

LIVING/DINING/KITCHEN 25'5 - 10'5 x 15'3 - 8'4

Benefiting from windows to the front and rear aspects, patio doors leading to the rear garden, radiator, power points, TV point and to the Kitchen area there are a range of wall and base units with work surfaces, sink with mixer tap with splash back, integral oven, hob with extractor, integral fridge/freezer and power points.

FIRST FLOOR LANDING

There is an airing cupboard, power point and doors to:

MAIN BEDROOM 12'6 x 8'6

Benefiting from a window to the rear aspect, radiator, power points, fitted cupboards and door to:

EN SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and Heated towel rail.

SECOND BEDROOM 8'9 x 8'2

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

THIRD BEDROOM 10'6 x 6'5

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Complimentary tiling and Window to the front aspect.

GARDEN

There is a paved patio that then leads onto a mainly laid to lawn area with a raised border home to a variety of plants and there is also a Shed.

PARKING

From the rear there is off road parking.

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.



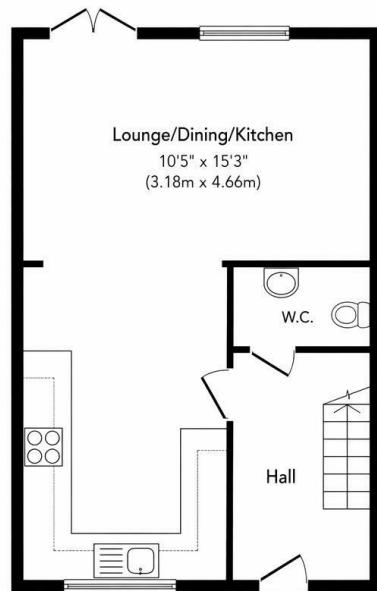


LOCATION

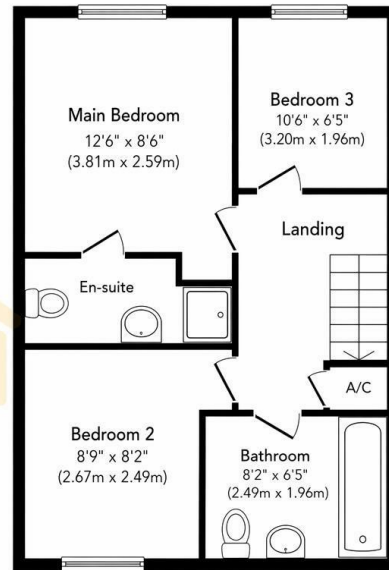


MEASUREMENTS

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.



Ground Floor
Floor area 44.2 sq.m. (476 sq.ft.) approx



First Floor
Floor area 44.2 sq.m. (476 sq.ft.) approx

Total floor area 88.4 sq.m. (952 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.



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



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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.