JUDGE
ESTATE AGENTS

23 RAWLINS DRIVE, ANSTEY LE7 7WN

OFFERS OVER £270,000

FREEHOLD

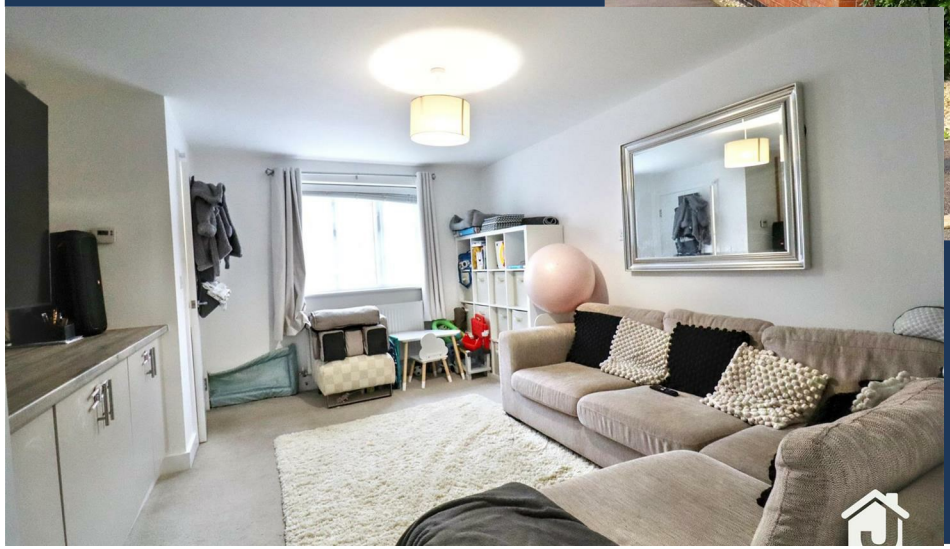
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ





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JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET THIS MODERN AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE. A LOVELY HOME SITUATED UPON THE EDGE OF BOTH ANSTEY AND GLENFIELD THAT APPRECIATES GREAT LINKS TO THE CITY CENTRE AND ALSO THE MOTORWAY BRIEFLY BENEFITS FROM ENTRANCE HALL, LIVING ROOM, KITCHEN, UTILITY WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. OUTSIDE TO THE REAR IS A LOW MAINTENANCE GARDEN AND THERE IS ALSO ALLOCATED OFF ROAD PARKING.







ENTRANCE HALL
There are stairs leading up to the floor landing, radiator and a door that leads to:

LIVING ROOM 14'9 x 11'9
Benefiting from a window to the front aspect, radiator, radiator, power points and a door that leads to:

KITCHEN 15'1 - 11'9 x 11'
There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral fridge/freezer, integral oven, hob with extractor, island, windows and patio doors to the rear aspect. There is also a Utility area with plumbing for a washing machine, power points and a door that leads to:

WC
Comprising a low level WC, Wash hand basin, radiator and extractor.

FIRST FLOOR LANDING
With an airing cupboard, loft access and doors that leads to:

BEDROOM 15'2 x 8'1
Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM 10'5 x 8'4
There is a window to the front aspect, radiator and power points.

BEDROOM 6'10 x 6'6
Having a window to the front aspect, radiator and power points.

BATHROOM
Comprising a low level WC, wash hand basin, Bath, Complimentary tiling and a Radiator.

REAR GARDEN
A lovely garden primarily made of a paved and laid to lawn area as well as a shed.

PARKING
There is allocated Off Road Parking.

MANAGEMENT FEES
We are aware that there is a management fee for the upkeep of the surrounding areas. We await information of costing from our vendor. Please call 01162 367000 before a conveyancer is instructed.

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 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.

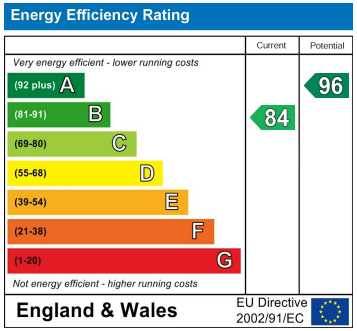
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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
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.

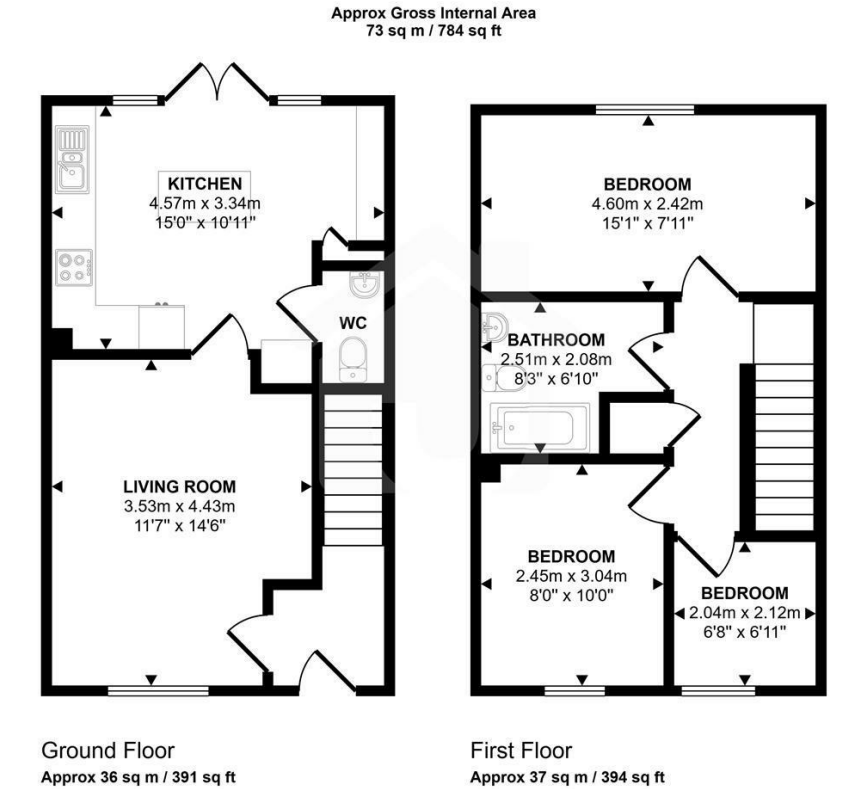
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2 General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property











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 Made Snappy 360.

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.