



**53 BRADGATE  
ROAD, ANSTEY LE7 7AB**

**£265,000**  
**FREEHOLD**



0116 236 7000



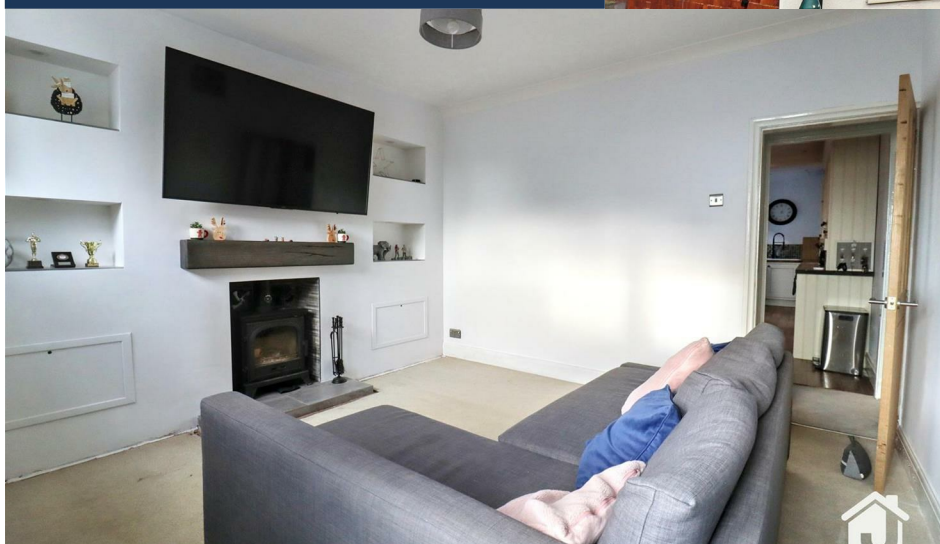
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



AN EXTREMELY RARE OPPORTUNITY TO PURCHASE THIS TRADITIONAL HOUSE FULL OF CHARACTER CLOSE TO THE HEART OF THIS THRIVING VILLAGE IN CHARNWOOD. THE LOVELY HOME IS GENEROUS IN SIZE ALSO OFFERING OFF ROAD PARKING (REAR OF PROPERTY) AND IN BRIEF ENTAILS A LIVING ROOM, OPEN PLAN KITCHEN/DINING, FIRST FLOOR LANDING, TWO BEDROOMS WITH BATHROOM AND TO THE SECOND FLOOR LANDING WITH A TWO BEDROOMS/STUDY (SEE DESCRIPTION). TO THE REAR THERE IS A GARDEN AND BRICK PAVED OFF ROAD PARKING. WE RECOMMEND ON AN INTERNAL VIEWING TO FULLY APPRECIATE.



**LIVING ROOM 12'7 x 12'**

Benefiting from a window to the front aspect, power points, TV point, Radiator, Log Burner and door to:

**INNER HALL**

There are stairs leading up to the First Floor Landing and a door that leads to:

**KITCHEN/DINING 20'9 - 11'10 x 12'8 - 6'**

To the Kitchen area there are a range of wall and base units with work surfaces, Range oven, sink with a mixer tap and drainer, plumbing for a washing machine, window and door to the side aspect and to the Dining area with an under stairs cupboard, radiator, power points and a door to the rear aspect.

**FIRST FLOOR LANDING**

With a window to the side aspect and stairs to the second floor landing and doors to:

**PRIMARY BEDROOM 12'9 x 12'1**

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

**BEDROOM 8'11 x 7'**

Having a window to the rear aspect, radiator, airing cupboard and power points.

**BATHROOM**

Comprising a low level WC, Wash hand basin, Bath with shower over, Complimentary tiling, Radiator and Window to the rear aspect.

**SECOND FLOOR LANDING**

With a window to the side aspect and doors that give access to:

**BEDROOM/STUDY 11'9 x 7'2**

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

**BEDROOM/STUDY 11'8 x 6'10**

With two Velux windows to the rear aspect, power points and radiator.

**REAR GARDEN**

With a paved area and gate to the off road parking with small small outbuilding useful for storage then leading to a gated area with a shed, decked seating area and mainly laid to lawn.

**PARKING**

Having off road parking to the rear of the property.

**POSITION**

You will find this attractive semi-detached home that offers space, utility and character at every turn. Next door to the 14th Century St Mary's Church in the heart of Anstey An excellent opportunity for a growing or established family this property provides the appeal of village life with its country walks, traditional independent shops and supportive local community whilst retaining excellent schooling, transport links and amenities that a modern family expects all within a couple of minutes walk

**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

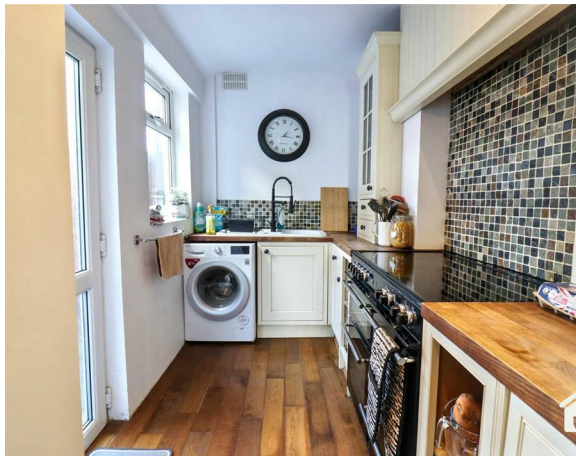
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

**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.

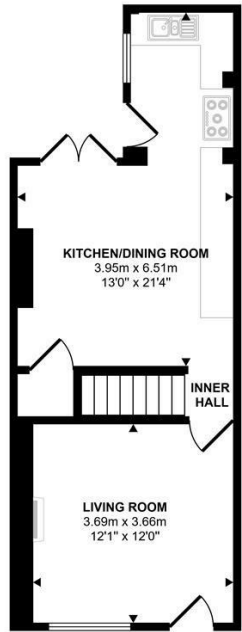
**MONEY LAUNDERING**

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.

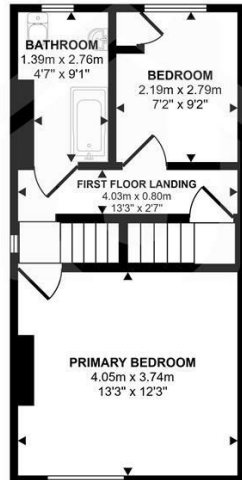




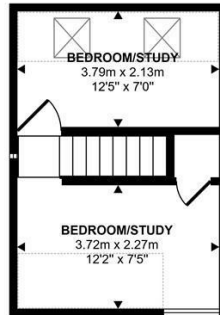
Approx Gross Internal Area  
94 sq m / 1008 sq ft



Ground Floor  
Approx 39 sq m / 417 sq ft



First Floor  
Approx 34 sq m / 370 sq ft



Second Floor  
Approx 21 sq m / 221 sq ft

Denotes head height below 1.5m

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.

## LOCATION



## MEASUREMENTS

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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- 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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All properties are listed on Rightmove, Zoopla & our website.



## TERMS & CONDITIONS

### Money laundering

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**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.