



**11 NEWBOLD
ROAD, DESFORD LE9 9GT**

£350,000 TO £360,000
FREEHOLD



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



NESTLED ON THE CHARMING NEWBOLD ROAD IN THE PICTURESQUE VILLAGE OF DESFORD, LEICESTER, THIS DELIGHTFUL END TERRACE HOUSE OFFERS A PERFECT BLEND OF COMFORT AND STYLE. WITH THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY IS IDEAL FOR FAMILIES OR THOSE SEEKING EXTRA SPACE FOR GUESTS OR A HOME OFFICE.

UPON ENTERING, YOU ARE GREETED BY TWO INVITING RECEPTION ROOMS, PROVIDING AMPLE SPACE FOR RELAXATION AND ENTERTAINING. THESE VERSATILE AREAS CAN BE TAILORED TO SUIT YOUR LIFESTYLE, WHETHER YOU ENVISION A COSY SITTING ROOM OR A VIBRANT DINING



Entrance Hall 12' x 11'10"

Entrance hall with LVT flooring, radiator and double glazed window to the front elevation. Stairs rising to the first floor. Doors leading to all ground floor accommodation.

Study/Playroom 7'10" x 6'11"

Study/playroom with LVT flooring, radiator and double glazed window to the front elevation

Kitchen, Dining & Living Area 16'5" x 19'8"

Fitted with a range of wall and base units with work surfaces over, inset sink and drainer, oven and hob with extractor over and integrated fridge. Breakfast bar. LVT flooring. Two sets of double glazed French doors to the rear.

Utility Room 7'10" x 4'4"

Fitted with wall units and work surface. Plumbing for washing machine and space for additional appliances.

Landing 16'1" x 2'10"

Landing with carpeted flooring, radiator and double glazed window to the front elevation. Doors leading to all bedrooms and bathroom.

Bedroom One 11'3" x 8'0"

Bedroom with carpeted flooring, radiator and double glazed window to the front elevation. Door leading to:

En suite 7'6" x 3'2"

Fitted with a three piece suite comprising a low level WC, wash hand basin with vanity unit and enclosed shower cubicle with overhead shower. Tiled walls and tiled flooring. Heated towel rail.

Bedroom Two 12'0" x 5'10"

Bedroom with carpeted flooring, radiator and double glazed window to the rear elevation.

Bedroom Three 8'11" x 7'10"

Bedroom with carpeted flooring, radiator and double glazed window to the rear elevation.

Bathroom 7'6" x 4'11"

Fitted with a three piece suite comprising a low level WC, wash hand basin with vanity unit and a panelled bath with shower over. Tiled walls and tiled flooring. Heated towel rail. Double glazed frosted window to the front elevation.

Outside

Pathway leading to the front door with gated side access to the rear. Private and enclosed rear garden with composite decking area wrapping around the property, mainly laid to lawn with fenced boundaries. Timber summer house and outside electric points.



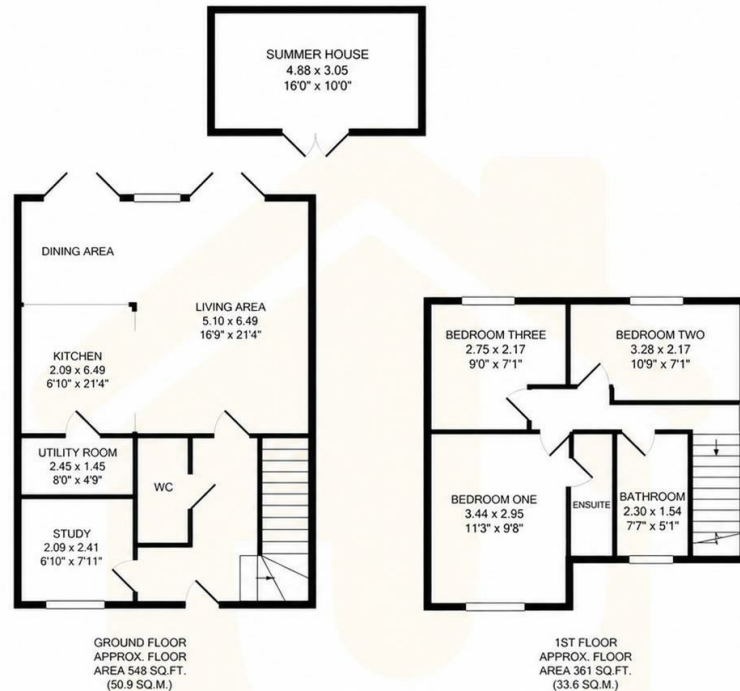


LOCATION



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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.