

10 PROTHEROE
ROAD, ANSTEY LE7 7UA

£430,000
FREEHOLD

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



RESIDING UPON AN ENVIABLE POSITION WITHIN THIS HIGHLY SOUGHT AFTER DEVELOPMENT COMES OFFERED FOR SALE THIS FOUR BEDROOM DETACHED FAMILY HOME. A LOVELY, WELCOMING HOUSE THAT IN BRIEF OFFERS AN ENTRANCE HALL, KITCHEN/DINING/LOUNGE, UTILITY CUPBOARD, WC, LIVING ROOM, FIRST FLOOR LANDING, FOUR BEDROOMS (ONE WITH AN EN-SUITE) AND A FAMILY BATHROOM. TO THE REAR THERE IS A LOVELY SOUTH-WEST FACING GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO A GARAGE IDEAL FOR CYCLE AND STORAGE.



ENTRANCE HALL

There are stairs that lead to the first floor landing, radiator, power point, under stairs cupboards and doors to:

LIVING ROOM 16'6 x 11'

Benefiting from a bow fronted window, radiator, power points and a TV point.

KITCHEN/DINING/LOUNGE 22'5 x 11'2

To the Kitchen area there are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob with extractor fan, microwave, power points, windows and patio doors to the rear aspect, TV point, radiator and doors to:

UTILITY CUPBOARD

There are wall units with work surfaces, plumbing for a washing machine and power points.

WC

Comprising a low level WC, Radiator and a Window to the rear aspect.

FIRST FLOOR LANDING

There is a loft access, radiator, airing cupboard and doors to:

BEDROOM 14'6 x 11' - 10'

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and a door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Window to the front aspect and an Extractor.

BEDROOM 12'4 x 9'

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

BEDROOM 11'2 x 9'2

There is a window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM 10'2 - 8'1 x 7'6

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Radiator and a Window to the rear aspect.

REAR GARDEN

There is a patio and decked areas as well as a laid to lawn garden.

PARKING

From the front there is off road parking that leads to:

GARAGE 11'6 x 8'10

Benefiting from an up and over door.

ANSTEY VILLAGE

Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

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.



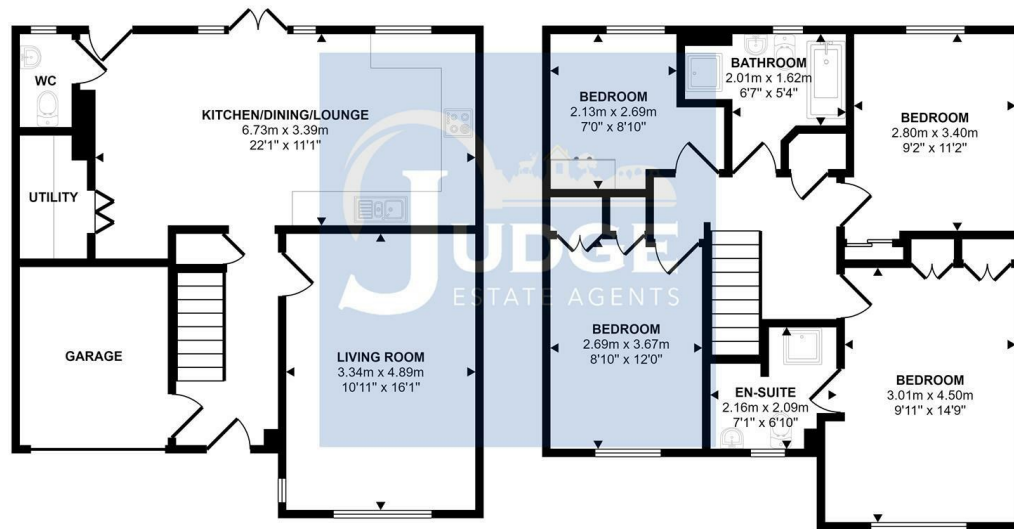
LOCATION



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.

Approx Gross Internal Area
126 sq m / 1351 sq ft



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Viewings strictly by appointment via Judge Estate Agents.

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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.