

111 LINK ROAD, ANSTEY LE7  
7BZ

£294,950  
FREEHOLD



0116 236 7000



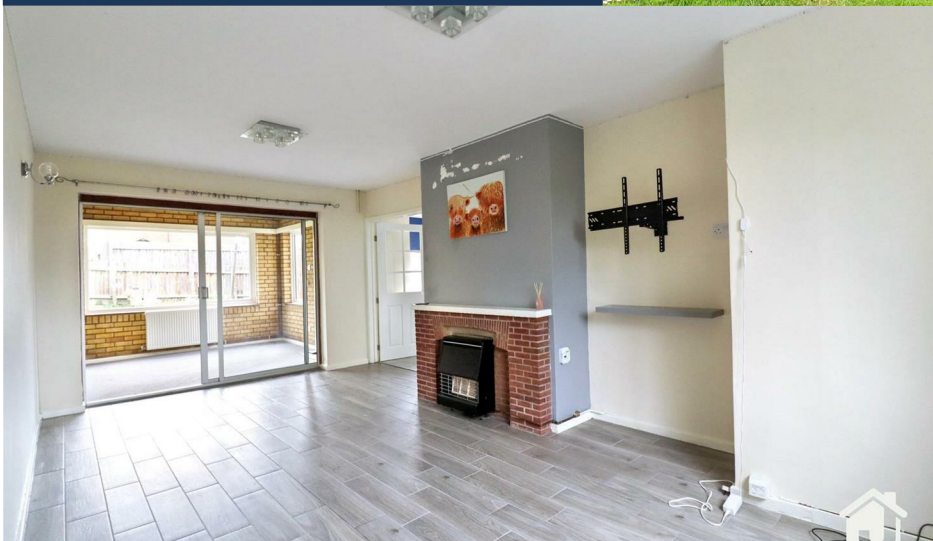
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



CLOSE BY TO PRIMARY AND SECONDARY SCHOOLING WITHIN THIS HIGHLY REGARDED CHARNWOOD VILLAGE, THIS THREE BEDROOM DETACHED HOUSE IS OFFERED FOR SALE WITH NO UPWARD CHAIN. A LOVELY HOME READY FOR THE NEXT OWNERS TO MAKE THEIR OWN WITH THEIR VISION BRIEFLY COMPRISES AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, LOUNGE, KITCHEN/DINING, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. TO THE REAR THERE IS A GOOD SIZED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING WITH GATES ACCESSING FURTHER DRIVE THAT LEADS TO THE DETACHED GARAGE. FOR FURTHER INFORMATION PLEASE CONTACT JUDGE ESTATE AGENTS TODAY.



#### **ENTRANCE PORCH**

There are windows to the front and side aspects and door that leads to:

#### **ENTRANCE HALL**

With an under stairs cupboard, radiator, window to the side aspect, stairs leading up to the first floor landing and a door that leads to:

#### **KITCHEN/DINING 17'8" x 8'10"**

Having a range of wall and base units with work surfaces, integral oven, hob, breakfast bar, windows to the side and rear aspects, power points, sink with a mixer tap and drainer, radiator, door to the side aspect and French doors that give access to:

#### **LIVING ROOM 20'4" x 8'10" - 9'6"**

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and sliding door that leads to:

#### **LOUNGE 10'9" x 9'6"**

Having windows to the rear and side aspects, power points, radiator and a door to the side aspect.

#### **FIRST FLOOR LANDING**

There is a window to the front aspect, fitted cupboard, radiator, power point, loft access and doors that lead to:

#### **BEDROOM 11'9" x 11'1"**

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

#### **BEDROOM 11'1" x 7'6"**

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

#### **BEDROOM 8'10" x 8'10"**

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

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath with a shower over, window to the side aspect, vanity unit and a heated towel rail.

#### **REAR GARDEN**

A lovely space that although, is mainly laid to lawn, it is the perfect canvas to add your own touch to. The lawn proceeds along side the property as well. There is a summer house to the rear as well.

#### **PARKING**

From the front there is off road parking that leads to gated access to the rest of the driveway, leading you up to:

#### **GARAGE 17'4" x 8'11"**

Benefiting from an up and over door, window to the rear and door to the side aspect.

#### **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 businesses 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.

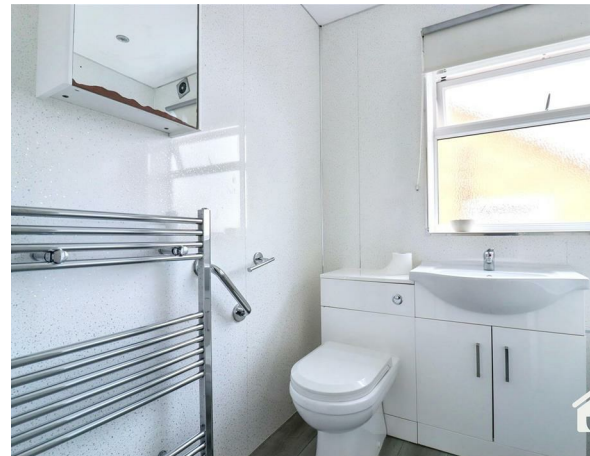
#### **MEASUREMENTS AND FLOORPLANS**

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.

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

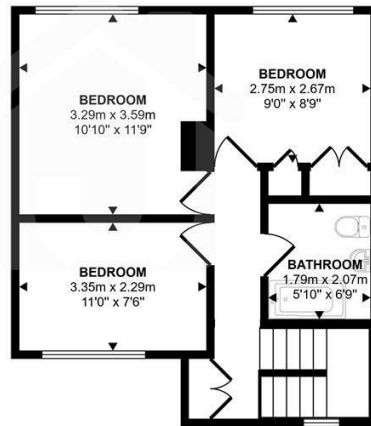




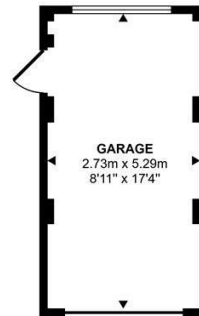
Approx Gross Internal Area  
110 sq m / 1188 sq ft



Ground Floor  
Approx 54 sq m / 585 sq ft



First Floor  
Approx 42 sq m / 448 sq ft



Garage  
Approx 14 sq m / 155 sq ft

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.