



**148 ANDREW  
ROAD, ANSTEY LE7 7BB**

**£425,000**  
**FREEHOLD**



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



THIS DECEPTIVELY SPACIOUS AND VERY WELL PRESENTED FOUR BEDROOM DETACHED HOUSE MAKES FOR AN IDEAL FAMILY HOME. THIS FANTASTIC PROPERTY BOASTS AMPLE LIVING SPACE AND IN BRIEF BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, KITCHEN, DINING AREAS AS WELL AS A LOUNGE. FROM THE FIRST FLOOR LANDING THERE ARE DOORS THAT GIVE ACCESS TO FOUR BEDROOMS WITH AN EN SUITE TO THE PRIMARY BEDROOMS AND FAMILY FOUR PIECE BATHROOM. THERE IS A LANDSCAPED, WELL ESTABLISHED AND MAINTAINED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING LEADING TO GARAGE IDEAL FOR STORAGE. WE ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE THIS LOVELY HOME.





#### **ENTRANCE HALL**

With stairs leading to the first floor landing, under stairs cupboard, power point and doors to:

#### **LIVING ROOM 15'10 into bay x 11'1**

Benefiting from a bay fronted window, radiator, power points & TV point.

#### **DINING ROOM 17'2 x 10'3**

With under floor heating, radiator, power points, access to the Lounge and access through to:

#### **KITCHEN 20'7 x 8'2**

With a Velux window to the rear aspect, work surfaces with base units, integral oven, extractor, coffee machine, microwave, sink with mixer tap and drainer, splash back tiling, TV point, plumbing for washing machine, integral fridge, dishwasher, patio doors to the rear garden, under floor heating, power points and door to:

#### **LOUNGE 15'8 x 10'6**

Benefiting from Velux windows to the rear aspect, projector and screen set up, underfloor heating, power points and patio doors to the rear aspect.

#### **FIRST FLOOR LANDING**

With loft access and doors to:

#### **PRIMARY BEDROOM 11'2 x 9'3**

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

#### **EN-SUITE**

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Tiled flooring, Vanity cupboard and Heated towel rail.

#### **BEDROOM 13'1 x 10'**

Having a bay fronted window, radiator and power points.

#### **BEDROOM 9'9 x 6'7**

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

#### **BEDROOM 8' x 7'**

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

#### **BATHROOM 9' x 7'3**

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Spot lighting, Heated towel rail and Window to the rear aspect.

#### **GARDEN**

A beautiful rear garden with a decked area leading to a mainly laid to lawn garden. There is a pergola ideal for socialising with outdoor lighting.

#### **PARKING**

From the front there is off road parking leading to:

#### **GARAGE 10'4 x 6'10**

Benefiting from a roller door with power and lighting facilities. The Garage is also accessible internally via the kitchen.

#### **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 Woollen Hill) plus The Marton 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.







## LOCATION

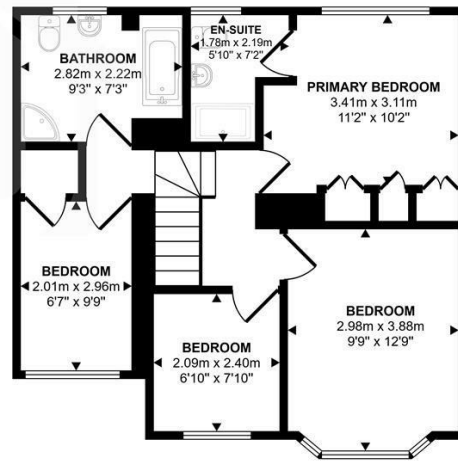
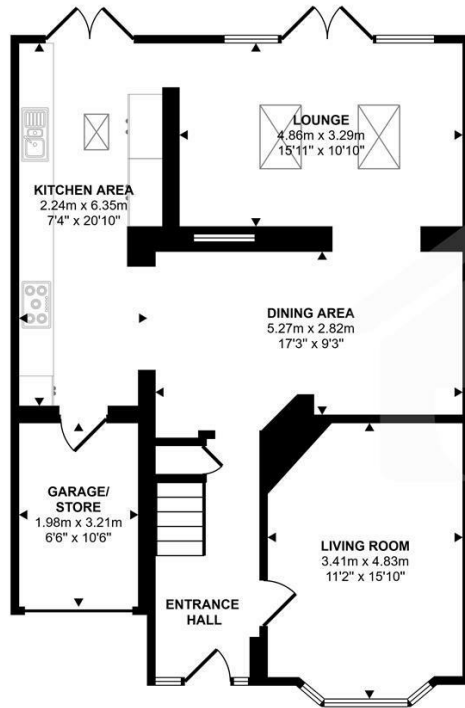


## MEASUREMENTS

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  
137 sq m / 1476 sq ft



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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.