



13 GROBY ROAD, ANSTEY, LEICESTER, LE7
7FN

OFFERS OVER £270,000

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£270,000 FREEHOLD



ENTRANCE HALL

There are stairs leading up to the first floor and a door that leads to:

LIVING ROOM

13'7" into bay x 12'11"

Benefiting from a bay fronted window, radiator, power points, log burner and a door that leads to:

KITCHEN/DINING ROOM

17'7" - 8'9" x 14'9" - 10'4"

Having a range of wall and base units and work surfaces, sink with mixer tap and drainer, integral oven, grill and hob with extractor, radiator, power points, windows to the side aspects and doors that lead to:

WC

Comprising a low level WC, wash hand basin, heated towel rail and a window to the side aspect.

UTILITY

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

SIDE PORCH

There is a door that leads to a lean to porch leading across the side of the property to the front of this lovely home.

CONSERVATORY

10' x 9'6"

With windows to the rear and side aspects, power points and patio doors to the rear garden.

STUDY/THIRD GROUND FLOOR BEDROOM

9' x 6'11"

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

FIRST FLOOR LANDING

There is a window to the side aspect and doors that lead to:

BEDROOM

14'1" - 11' from fitted wardrobe x 10'9"

Benefiting from a bay fronted window with seating, radiator, fitted wardrobes and power points.

BEDROOM

11' x 8'9" - 6'10"

Having a window to the rear aspect, radiator, power points, fitted wardrobes and access to the loft.

BATHROOM

7'10" x 6'9"

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, window to the rear aspect, heated towel rail and an airing cupboard.



REAR GARDEN

This charming garden enjoys various seating areas with brick paved pathway, laid to lawn area with shrubs and plants, summer house measuring 9'6 x 9'6. There is a sheltered workshop/potting area, kitchen garden with raised border and compost borders. A garden that needs to be seen to appreciate.

PARKING

From the front there is ample off road parking for a number of vehicles.

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 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.

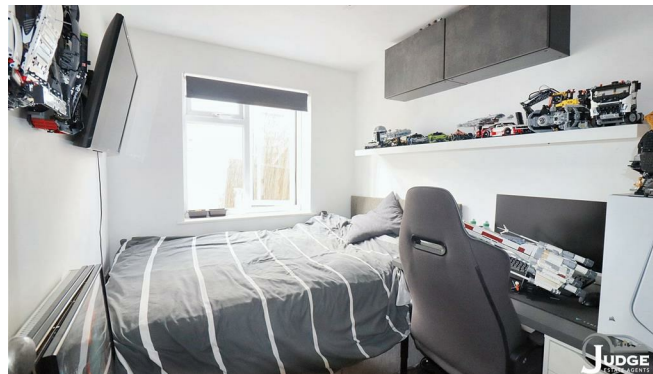
MEASUREMENTS & FLOORPLANS

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.

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,

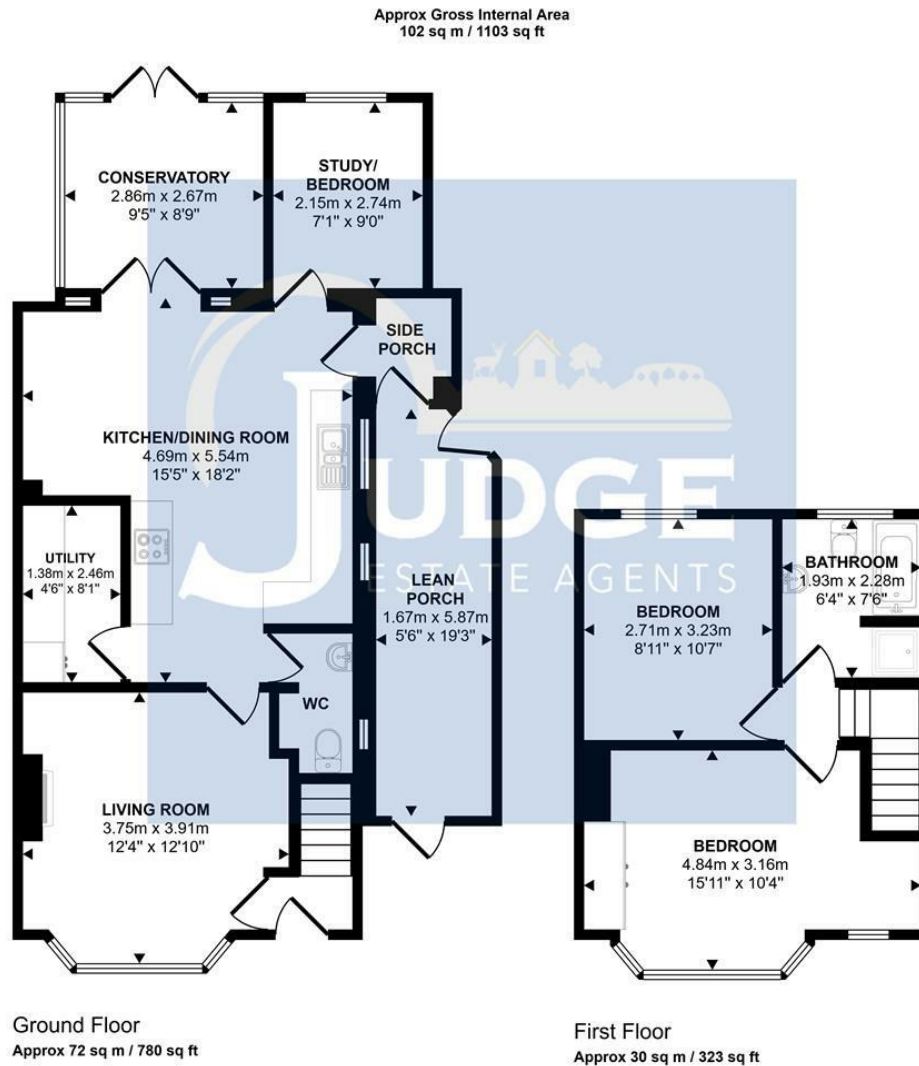


they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.



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 Made Snappy 360.

Viewings strictly by
appointment via Judge
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

