



**45 CHARLES
DRIVE, ANSTEY LE7 7BH**

£312,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



SITUATED IN A CUL-DE-SAC POSITION AS WELL AS BEING WITHIN A HIGHLY SOUGHT AFTER PART OF ANSTEY VILLAGE, JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET THIS EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. IN BRIEF THIS IDEAL FAMILY HOME BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. FROM THE FRONT THERE IS AMPLE GRAVELLED OFF ROAD PARKING THAT LEADS TO A GARAGE AND TO THE REAR, THERE IS A WELL MAINTAINED GARDEN. A VIEWING COMES ADVISED TO APPRECIATE.



ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, under stairs cupboard and doors that lead to:

LIVING ROOM 17' x 10'9"

Benefiting from a bay fronted window, radiator, power points and an archway that leads to:

DINING ROOM 9'2" x 8'7"

Having patio doors that lead to the rear garden, radiator and power points.

KITCHEN 20'6" x 12'2" - 10'4"

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral double oven, hob, extractor, window to the rear aspect, radiator, power points, patio doors to the rear garden and access to:

WC

Comprising a low level WC, wash hand basin and a radiator.

FIRST FLOOR LANDING

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

PRIMARY BEDROOM 14'4" x 10'

Benefiting from a bay fronted window, radiator and power points.

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

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

BEDROOM 10'7" x 8'

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

BATHROOM

Comprising a low level WC, wash hand basin, Bath, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

REAR GARDEN

A lovely garden that has a paved patio with a laid to lawn garden that also home to borders with a variety of shrubs and plants.

PARKING

From the front there is gravelled off road parking for a number of vehicles that also leads to:

GARAGE 14'6" x 11'7"

Benefiting from an up and over door with the facilities of both power and lighting.

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 & 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.





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.



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



0116 236 7000



judgeestateagents.co.uk



sales@judgeestateagents.co.uk



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



All properties are listed on Rightmove, Zoopla & our website.



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.