JUDGE
ESTATE AGENTS

81 FALCON ROAD, ANSTEY LE7 7GW

OFFERS OVER £325,000
FREEHOLD

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judgeestateagents.co.uk

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





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RESIDING WITHIN A CUL-DE-SAC POSITION COMES OFFERED FOR SALE THIS VERY WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. MAKING A FANTASTIC IDEAL FAMILY HOME DUE TO BEING WITHIN A THRIVING VILLAGE WITH REPUTABLE SCHOOLS AND FACILITIES, INTERNALLY BENEFITS IN BRIEF OF AN ENTRANCE PORCH, LIVING ROOM, L-SHAPED KITCHEN/DINING/LOUNGE, FIRST FLOOR LANDING, THREE BEDROOMS, STUDY/DRESSING ROOM, SHOWER ROOM AND THERE IS ALSO AN EN-SUITE AND WALK IN WARDROBE TO THE PRIMARY BEDROOM. OUTSIDE TO THE REAR IS A LANDSCAPED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING AS WELL AS AN INTERNAL GARAGE. JUDGE ESTATE AGENTS HIGHLY ADVISE AN INTERNAL VIEWING TO FULLY APPRECIATE.







ENTRANCE PORCH
There is a fitted cupboard and door that leads to:

LIVING ROOM 18'10 - 14' x 14' - 9'
Benefiting from a window to the front aspect, radiator, power points, fire with feature surround, stairs leading up to the first floor landing and a door that leads to:

KITCHEN/DINING/LOUNGE 22' - 6' x 19'11 - 8'
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, windows to the rear and side aspects, radiator, power points, under stairs cupboard, breakfast bar, door to the integral Garage and patio doors to the rear garden.

FIRST FLOOR LANDING
With a radiator, power point and doors that lead to:

PRIMARY BEDROOM 11' x 9'
Benefiting from a window to the front aspect, radiator, power points, walk in wardrobe and access also to:

EN-SUITE
Comprising a low level WC, wash hand basin, walk in shower, radiator and a window to the front aspect.

BEDROOM 11' x 7'
Having a window to the rear aspect, radiator, power points and loft access.

BEDROOM 8' x 5'
Benefiting from a window to the rear aspect, radiator and power points.

STUDY/DRESSING ROOM 6' x 5'11
There is a window to the front aspect, radiator and power points.

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

REAR GARDEN
A lovely garden that appreciates a patio that leads to a mainly laid to lawn and decked area with a shed (with power & lighting) and then a gravelled area. There is also well stocked borders that benefits this lovely outdoor space.

PARKING
From the front there is brick paved off road parking that also leads to:

GARAGE 11' x 6'
Benefiting from a roller door and 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 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

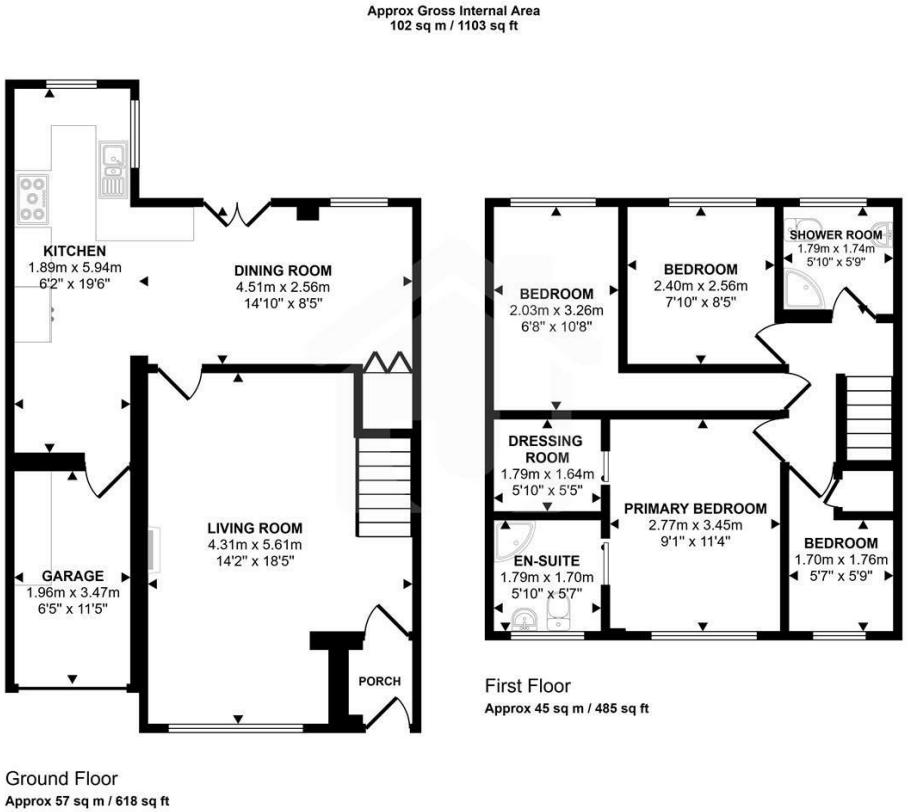
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.

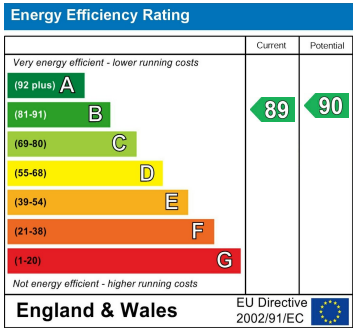
ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.







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.





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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**
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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.

ZOOPLA rightmove

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.