



 **3**
Bedrooms

 **2**
Bathrooms



Kings are excited to present this three-bedroom detached house located on The Close in the Anstey area. This property is conveniently located down a quiet cul-de-sac within close proximity to local amenities including Anstey village centre, pharmacies, schools, shops, supermarkets and places of worship. The property benefits from a simple layout including a ground floor consisting of a through lounge, kitchen, bathroom and bedroom, and a first floor consisting of two bedrooms both with their own en-suites.

This property is one not to miss out on due to its uniqueness in the build and its features, the benefits also include having no chain, a large driveway big enough for multiple vehicles, recently refurbished, three bathrooms, spacious layout and a fully fitted kitchen. Available by appointment only. Call Kings now 0116 352 7012!!!!

Kings are excited to present this three-bedroom detached house located on The Close in the Anstey area. This property is conveniently located down a quiet cul-de-sac within close proximity to local amenities including Anstey village centre, pharmacies, schools, shops, supermarkets and places of worship. The property benefits from a simple layout including a ground floor consisting of a through lounge, kitchen, bathroom and bedroom, and a first floor consisting of two bedrooms both with their own en-suites.

As you enter the property you are welcomed by a spacious entrance hallway providing access to the living room, bedroom, bathroom and kitchen. The living room stretches from the front to the rear of the property providing the property with a spacious hosting space for guests or a place for the owners to wind down and relax. Bedroom three is the smaller of the three bedrooms being a small double bedroom and can be found at the front of the property adding convenience to the home. The kitchen can be found at the rear of the property and offers enough space for a small dining table consisting of hardwood flooring, fitted worktops and storage cupboards, integrated appliances and rear garden access. The communal bathroom is also found at the rear of the property creating convenience for the owners consisting of tiling throughout, a bath/shower, sink and toilet.

As you proceed up the stairway onto the first floor you are met with a spacious carpeted landing area providing access to the two double bedrooms. Bedroom two can be found to the right taking up the right-hand side of the first floor with access to its own en-suite which is large in size consisting of a bath/shower, sink and toilet. Bedroom one can be found to the left stretching from the front to the rear of the property with additional access to its own separate storeroom and additional en-suite consisting of a shower, sink and toilet.

This property is one not to miss out on due to its uniqueness in the build and its features, the benefits also include having no chain, a large driveway big enough for multiple vehicles, recently refurbished, three bathrooms, spacious layout and a fully fitted kitchen. Available by appointment only. Call Kings now 0116 352 7012!!!!

Property Info

First Floor

Living Room: 6.49m x 3.40m (21'4" x 11'2") – spacious living area stretching from the front to the rear of the property consisting of hardwood flooring, a front facing double-glazed window, rear garden access through bi-fold doors and a wall mounted radiator.

Bedroom Three: 3.12m x 3.19m (10'3" x 10'6") – double bedroom located on the ground floor at the front of the property consisting of hardwood flooring, a front facing double-glazed window and wall mounted radiator.

Kitchen/Diner: 3.11m x 5.65m (10'2" x 18'6") – fitted kitchen located at the rear of the property consisting of hardwood flooring, wall mounted radiator, integrated appliances, fitted worktops and cupboards and rear garden access.

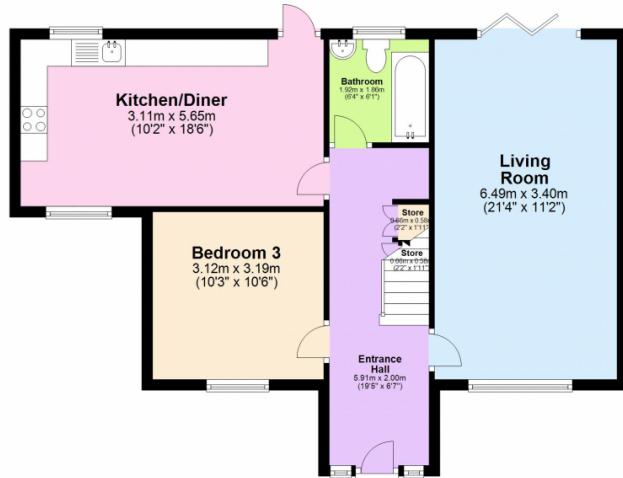
Bathroom: 1.92m x 1.86m (6'4" x 6'1") – three-piece family bathroom consisting of tiling throughout, bath/shower, sink and toilet.

First Floor

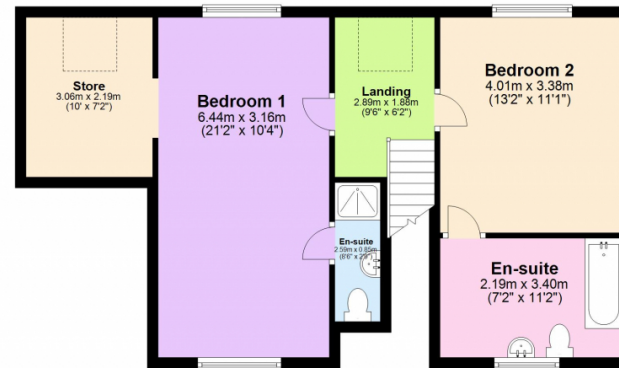
Bedroom One: 6.44m x 3.16m (21'2" x 10'4") – double bedroom stretching from the front to the rear of the property consisting of hardwood flooring, a front and rear facing double-glazed window, wall mounted radiator and access to a storeroom and en-suite.

Bedroom Two: 4.01m x 3.38m (13'2" x 11'1") – double bedroom found to the right of the landing area consisting of hardwood flooring, a rear facing double-glazed window, wall mounted radiator and access to an en-suite.

Ground Floor
Approx. 66.6 sq. metres (716.4 sq. feet)



First Floor
Approx. 57.3 sq. metres (616.5 sq. feet)



Total area: approx. 123.8 sq. metres (1332.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

