



33 Harrison Close,
Anstey,
Leics, LE7 7UD





£470,000

GENERAL

An attractive contemporary house with beautifully landscaped gardens. No. 33 Harrison Close has a well planned layout with a large living kitchen opening directly onto the garden, a sitting room and home office. On the first floor there is a luxurious master bedroom with dressing area and en-suite, three further bedrooms and a family bathroom.

The owners have installed solar panels on the roof with a battery storage system, which has significantly reduced electricity costs. There is also a new CCTV system fitted. It should also be noted that there is plenty of parking and a detached single garage.

LOCATION

The house is located on edge of Anstey a highly regarded Leicestershire village. In the village centre there is a wide choice of shops and "Sapori" Italian Restaurant, a two rosette restaurant widely considered to be one of the best in the area. There are two primary schools and a secondary school. Bradgate Park is close by and Anstey is particularly well located for access to the motorway network.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into the reception hall.



RECEPTION HALL

An impressive introduction to the house. There are stairs rising to the first floor, understairs storage area, Amtico wood effect flooring and doors to the main reception rooms. Central heating radiator.

CLOAKROOM

Low flush lavatory, wash hand basin, ladder style towel rail.

SITTING ROOM

17'2" x 11'

A delightful room with central heating radiator.

HOME OFFICE

8'9" x 6'9"

With Amtico floor. Central heating radiator.

LIVING KITCHEN

27' x 14'1" max

The living kitchen is very much the heart of the house. There are French doors opening into the garden and a generous range of base and wall cabinets with integrated appliances including a fridge/freezer, a "Bosch" induction hob with extractor over, a "Bosch" double oven and dishwasher. There is a porcelain sink unit, Amtico finish to the floor and door to the utility room. Central heating radiator.

UTILITY ROOM

5'10" x 5'3"

With fitted base unit under which there is plumbing for a washing machine, back door to garden.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

A real feature has been made of a gallery which overlooks the reception hall. Opening off the landing are the bedrooms and family bathroom. Central heating radiator.

MASTER BEDROOM

11' x 10'10"

A charming room with bow window and central heating radiator. Opening into a dressing area.

DRESSING AREA

With fitted wardrobes and door to en suite.

EN-SUITE

Double sized shower enclosure, low flush lavatory, wash hand basin, ladder style towel rail

BEDROOM TWO

11' x 8'8"

Fitted wardrobes and overlooking the garden. Central heating radiator.

BEDROOM THREE

9'6" x 8'8"

There are fitted wardrobes. Central heating radiator.

BEDROOM FOUR

9'7" x 8'10"

Overlooking the garden, fitted wardrobes. Central heating radiator.

BATHROOM

Suite comprising a panelled bath, low flush lavatory, wash hand basin and separate shower enclosure. Radiator.

OUTSIDE

To the front of the house there is a lawned foregarden, flower beds and a block paved parking space. A drive to the side of the house leads to the SINGLE GARAGE with electric roller shutter door. Electric car charger.

THE MAIN GARDEN

The main garden to the rear has been beautifully landscaped. There is a large terrace adjoining the house and a magnificent pond designed for the owner's Koi Carp collection. Steps rise from the terraced area to the

lawn. The garden is part walled and a greenhouse is included in the sale. There is gated access to the driveway.

COUNCIL TAX BAND

Charnwood Tax Band F.



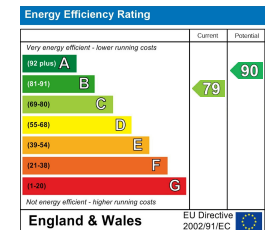








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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