



3 Green Farm Court

ANSTEY, LEICESTERSHIRE

JAMES
SELLICKS

3 Green Farm Court Anstey, Leicestershire LE7 7RY

A spacious, detached family home offering stylish and contemporary accommodation throughout with a superb dining kitchen, five double bedrooms and four bathrooms.

Canopy porch • entrance hall • sitting room • dining room • breakfast kitchen • utility • cloakroom • three double bedrooms • two en-suites • family bathroom • two second floor double bedrooms • further shower room • double width driveway • double garage • private, landscaped rear gardens • countryside views • double glazing • EPC - C

Location

Green Farm Court is an exclusive, gated development of just eight properties set back off Bradgate Road, within easy walking distance of the village centre, with a good range of day-to-day shopping facilities, public houses, local schooling and church. Anstey is located approximately five miles north of Leicester city centre and is flanked by Bradgate Park which is of historic interest and offers an abundance of attractive rural walks. There is good access to the motorway networks with the A46 western bypass connecting to the M1, M69 motorway networks and associated Fosse Retail park.

Accommodation

The property is entered via a canopy porch and smart wooden front door with glazed inset and full height window to the side, into a spacious entrance hall with oak flooring and ceiling coving, housing the stairs to the first floor with an understairs storage cupboard under. A ground floor cloakroom provides a two piece suite. The sitting room has a window to the front, ceiling coving, a feature fireplace surround with an inset gas living flame effect fire, polished granite hearth and back, oak flooring and French doors leading onto the rear garden. The dining room has a window to the front, ceiling coving and oak flooring. The breakfast kitchen boasts a good range of eye and base level units and drawers, ample granite preparation surfaces and upstands, a double under mounted sink with chrome mixer tap over, integrated appliances including a double oven and grill, four-ring gas hob, stainless steel splashback and canopy extractor, microwave, dishwasher, fridge and freezer, tiled flooring, ceiling coving, inset ceiling spotlights, a window to the rear and French doors to both the rear and side elevations. A utility room with a door to the side houses the wall mounted Potterton boiler and provides a double base cupboard with granite work surface and stainless steel sink, tiled flooring, space and plumbing for a washing machine and tumble dryer.

To the first floor is a landing with ceiling coving housing the airing cupboard and return staircase to the second floor. The master bedroom has a double wardrobe, ceiling coving, a window affording garden and countryside views, and an en-suite providing a low flush WC, pedestal wash hand basin and a glazed shower enclosure, inset ceiling spotlights, part tiled walls, tiled floor, extractor fan and an obscure glazed window to the rear. Bedroom two has a built-in wardrobe, ceiling coving, a window to the front and an en-suite with a low flush WC, pedestal wash hand basin, a double shower enclosure with a bi-folding glass screen and a gravity fed shower, heated towel rail, inset ceiling spotlights, an extractor fan, part tiled walls, tiled floor and an obscure glazed window to the rear.







Bedroom three has ceiling coving and a sealed unit uPVC double glazed window to the front. The family bathroom provides a white three piece suite comprising a low flush WC, pedestal wash hand and a panelled bath, part tiled walls, tiled flooring, electric shaver point, inset ceiling spotlights, extractor fan and a window to the rear.

To the second floor is a landing. Bedroom four is 'L' shaped and has a built-in wardrobe, Velux windows to the side and front and a further window to the rear. Bedroom five provides eaves storage space and has Velux windows to the sides. A shower room provides a low flush WC, pedestal wash hand basin, a double shower enclosure with a folding glass door, heated towel rail, part tiled walls, tiled flooring, inset ceiling spotlights, extractor fan and a Velux window.

Outside

To the front of the property are lawned gardens and a pathway to the front door. A double-width block paved driveway with an EV charger provides ample off street car standing and access to a double garage with up and over doors, eaves storage, power and lighting and a personal door to the garden. To the rear of the property are private, enclosed gardens, mainly laid to lawn with a raised patio entertaining area, external power, lights and a tap, a further patio area (ideal for a hot tub) and privacy provided by fenced borders.

Tenure: Freehold

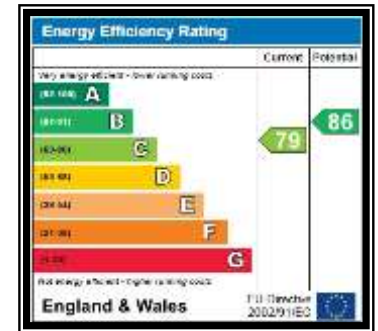
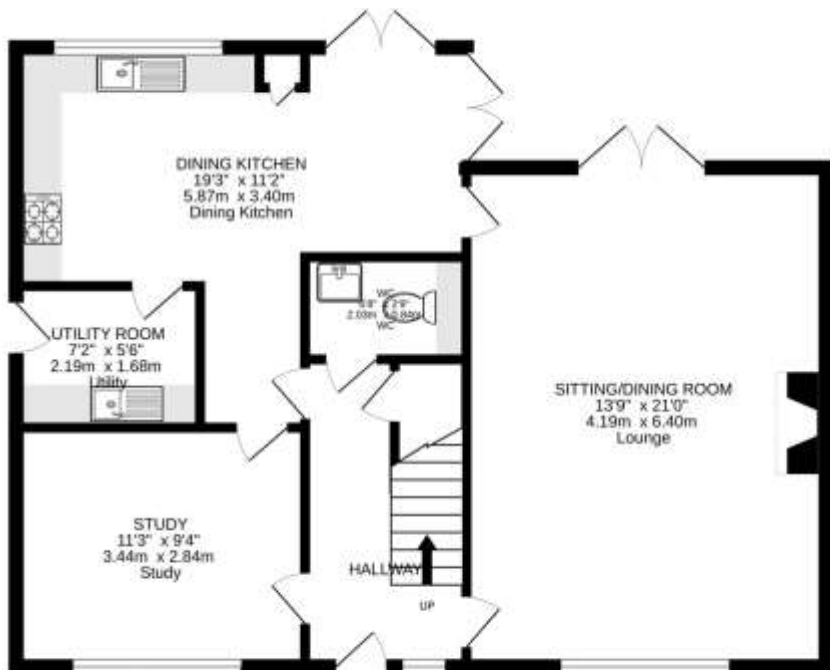
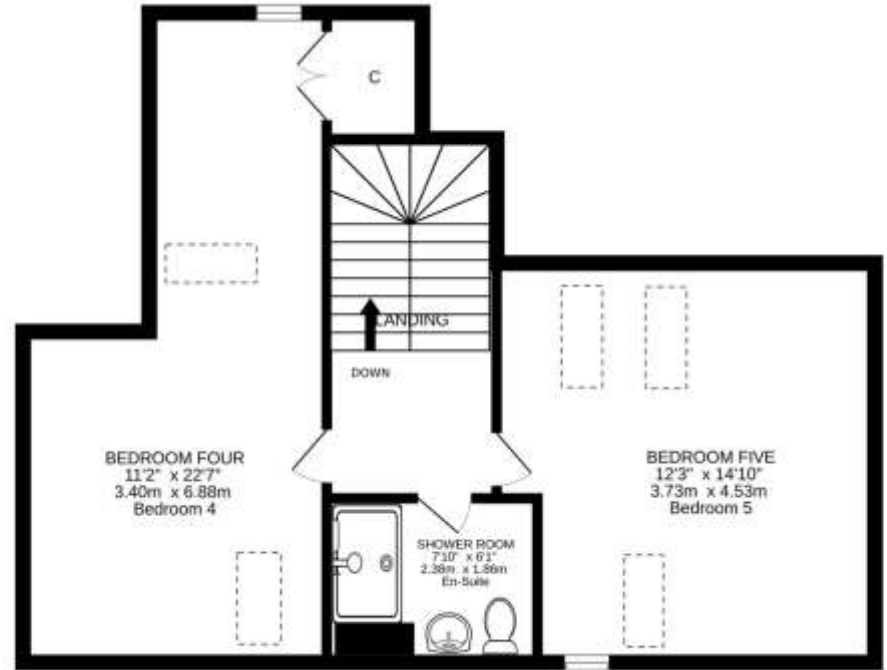
Local Authority: Charnwood Borough Council

Tax Band : F









3 Green Farm Court, Anstey, Leicestershire LE7 7RY

Total Approximate Gross Internal Floor Area = 1947 SQ FT / 180 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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