

# JAMES SELLICKS

20 GRAVES WAY

ANSTEY  
LEICESTERSHIRE LE7 2EN

PRICE: £425,000





An impeccably presented, three bedroom detached property sitting in an elevated position within this exclusive development, within walking distance of Anstey village centre and just a short drive from the heart of Bradgate Park.

Canopy porch • entrance hall • cloakroom • sitting room • dining kitchen • utility • master bedroom • en-suite • two further bedrooms • bathroom • driveway • electric car charging point • brick-built gym • landscaped rear gardens • uPVC double glazing • EPC - B

#### Location

This popular Charnwood village is located on the northern outskirts of Leicester, surrounded by some of the County's most attractive rolling countryside abutting the picturesque Bradgate Park and offers a wide range of amenities including shopping, schooling, sporting and social facilities, with the M1/M69 motorway junctions and Fosse Park also nearby.

#### Accommodation

A canopy porch and wooden front door with glazed insert lead into an entrance hall with Amtico flooring housing the stairs to the first floor and a useful ground floor cloakroom providing a two piece suite. The sitting room has windows to the front and side elevations and a feature wooden fireplace with a tiled hearth. The dining kitchen boasts a good range of eye and base level units and drawers, granite preparation surfaces, an undermounted one and a quarter bowl sink unit with mixer tap and window above. Integrated appliances include a stainless steel Smeg oven with granite splashback, four-ring gas hob and stainless steel canopy extractor over, microwave, fridge-freezer and dishwasher. Amtico flooring continues throughout to a dining area with a window to rear and French doors leading onto the garden. The utility room provides cupboards and worktop, plumbing for a washing machine, space for condenser dryer, has Amtico flooring and a uPVC part glazed door to the rear

The first floor landing houses the airing cupboard and offers loft access. The master bedroom has built-in wardrobes, a window to the side and an en-suite with a three piece suite comprising an enclosed WC, pedestal wash hand basin and a glazed shower enclosure, part tiles walls, inset ceiling spotlights, laminate flooring and a window to the front. There are two further bedrooms with windows and a bathroom, with white three piece suite comprising an enclosed WC, pedestal wash hand basin and a panelled bath with shower over, fully tiled walls, tiled floor and a window to the front.

#### Outside

To the front and side of the property are planted borders, a path to the front door and a driveway providing off street car standing, an electric car charging point and access to the brick built gym, with rubber tiled flooring, inset ceiling spotlights and double doors onto the garden. Gated side access to the landscaped rear gardens, with paved and decked seating areas, exterior sockets, lighting, pond, artificial lawned areas, walled and fenced boundaries.

Tenure: Freehold, Listed Status: None, Conservation Area: No

Local Authority: Charnwood, Tax Band: D

Services: All mains services and gas-fired central heating and fibre broadband, ???mbps.

Non-standard construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

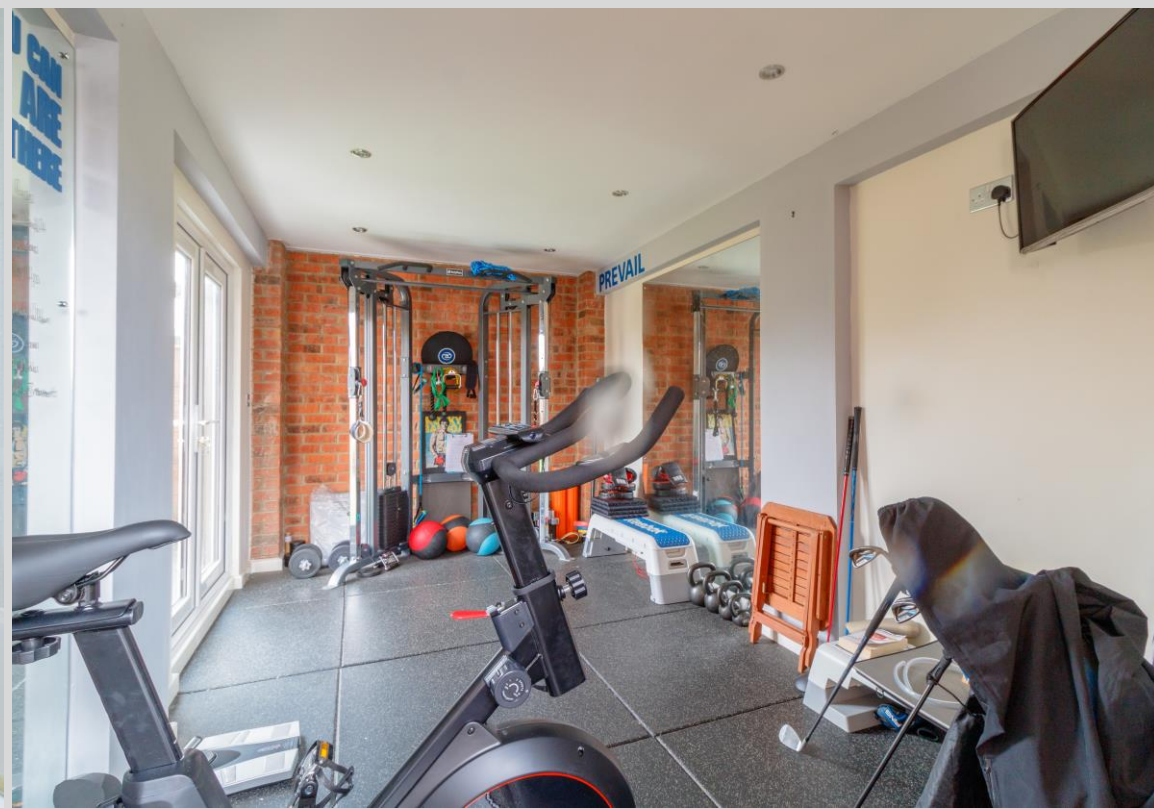
Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: This is two-storey, no accessibility modifications have been made.

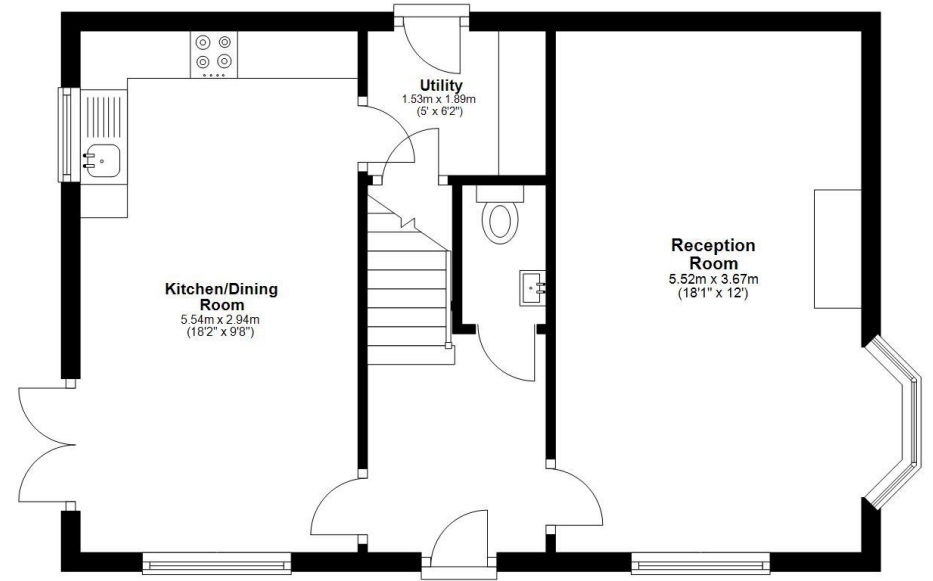
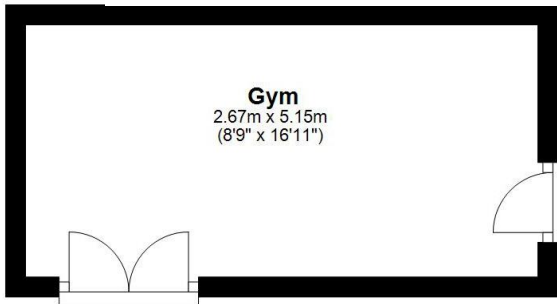
Planning issues: None our Clients are aware of.







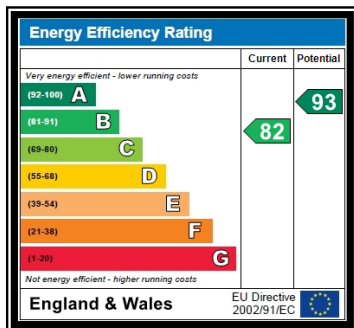
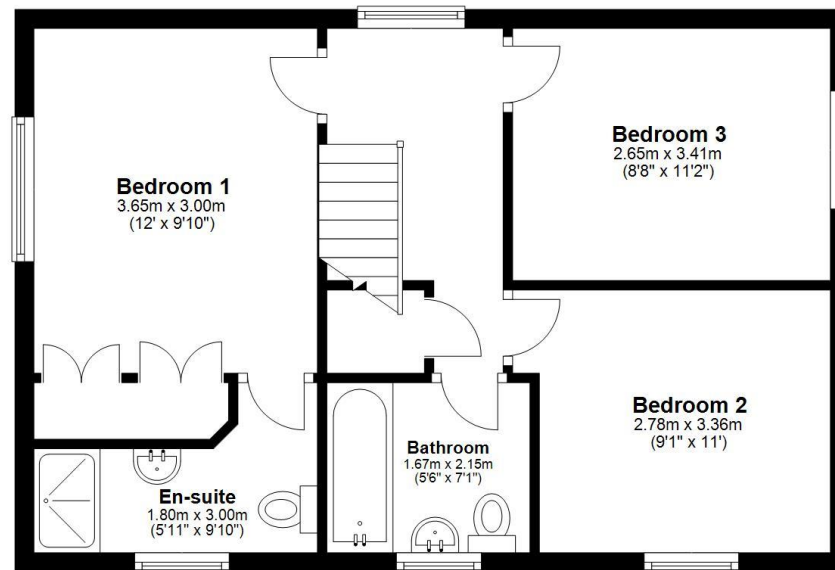




20 Graves Way, Anstey, Leicestershire LE7 7LX

Total Approximate Gross Internal Floor Area = 1143 SQ FT / 106 SQ M

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





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