

# JAMES SELICKS

5 GREEN FARM COURT

ANSTEY  
LEICESTERSHIRE LE7 7RY

GUIDE PRICE £550,000



Nestled within a private, electric-gated community set back from Bradgate Road, this exceptional detached family residence offers generous living space and enviable surroundings, backing directly onto open fields while remaining just a short stroll from Anstey Village centre.

Entrance hall • cloakroom • dining room • sitting room • open plan dining kitchen • utility room • four first floor bedrooms • two en-suites • family bathroom • driveway • double garage • neat rear garden • open views • EPC - C

#### Location

Approached via a long, sweeping driveway off Bradgate Road, this exclusive gated development of just 8 homes offers peace, privacy, and security, with this particular property occupying a prime position in the rear corner. The property is within easy walking distance of the village centre which offers a good range of day-to-day shopping facilities, public houses, local schooling and a 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 home opens into a welcoming entrance hall with useful storage and a stylish guest cloakroom. To the ground floor is a formal dining room, ideal for entertaining, a large sitting room with a feature fireplace, a stunning open plan dining kitchen fitted with oak cabinetry, ample granite preparation surfaces and Smeg appliances, with French doors leading to the garden and a practical utility room with direct outdoor access.

To the first floor a galleried landing leads to four generous double bedrooms, two with en-suite shower rooms and fitted wardrobes and a luxurious family bathroom with both bath and shower.

#### Outside

A block paved driveway provides car standing and access to a double garage with twin doors. Landscaped front lawns with planted borders create an elegant approach, while the side garden offers additional lawn space. To the rear of the property is a paved patio area with steps leading down to a further lawned garden enjoying uninterrupted views across open fields, perfect for family life and entertaining.

**Tenure:** Freehold. **Local Authority:** Charnwood Borough Council, **Tax Band:** F  
**Listed Status:** None. **Conservation Area:** None.  
**Services:** Offered to the market with all mains services and gas-fired central heating.  
**Broadband delivered to the property:** Fibre, speed unknown.  
**Non-standard construction:** Believed to be Standard.  
**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.  
**Please Note :** A £200 maintenance fee is payable per annum, to Green Farm Management.  
**Flooding issues in the last 5 years:** None our Clients are Aware of.  
**Accessibility:** Two-Storey property, no specific accessibility modifications made.  
**Planning issues:** None our Clients are Aware of.





\*Digitally Staged Image

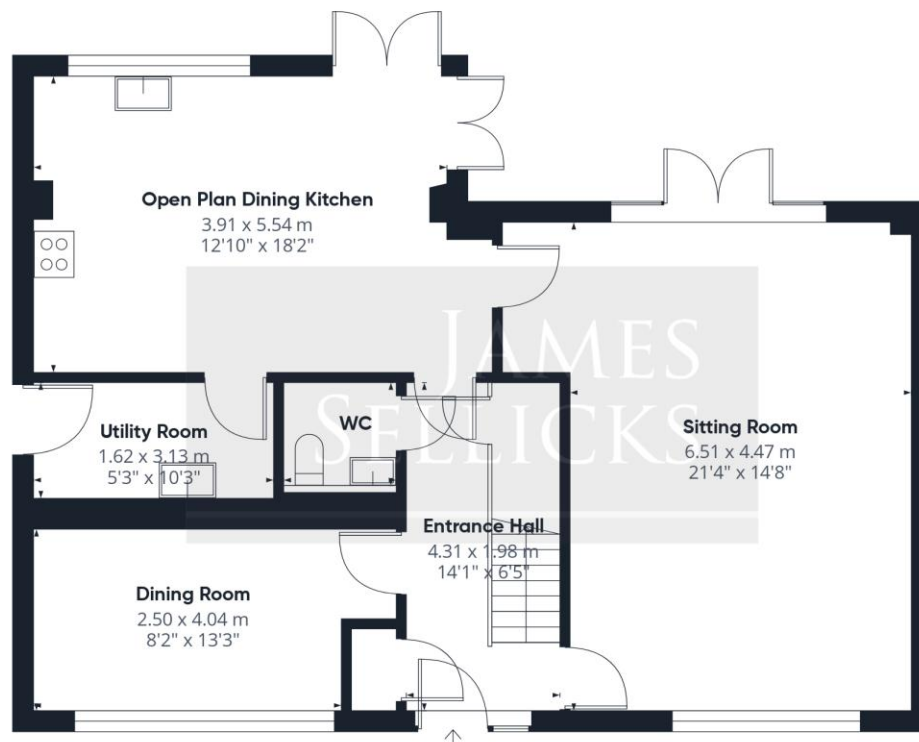


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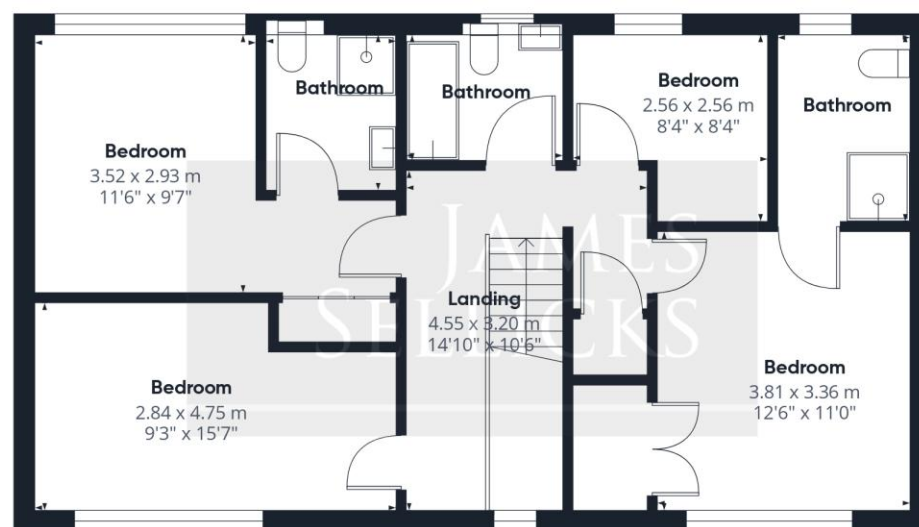


\*Digitally Staged Image





Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

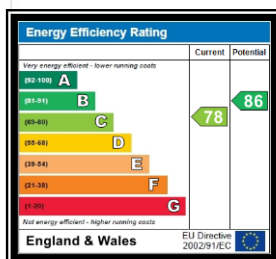
148.3 m<sup>2</sup>

1597 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

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2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.

