

JAMES SELICKS

ASHLEIGH

GYNSILL CLOSE
ANSTEY, LEICESTERSHIRE

GUIDE PRICE: £950,000



Nestled on a magnificent three-quarter of an acre plot, this stunning Edwardian detached house offers spacious and versatile accommodation, ideal for a growing family. With excellent potential for further development within the grounds (subject to planning consent), this property beautifully combines period charm with modern living.

Edwardian detached home on a three-quarter acre plot • porch, hallway & cloakroom • elegant sitting & dining rooms • study, snug and sun room • L shaped kitchen • utility room & second WC • four first-floor bedrooms, two ensuites, and family bathroom • two further second floor double bedrooms and bathroom • sweeping driveway • double garage with room above • landscaped gardens • EPC – D

Accommodation

A large entrance porch with elegant tiled flooring flows into a generous entrance hall with understairs storage and access to a cloakroom with a two-piece suite. The formal sitting room is warm and inviting, centred around a gas living flame effect fire framed by a cast iron surround, tiled inserts. A side door offers convenient access, while the adjacent dining room echoes this charm with its own gas fireplace and tiled surround, linked by a lobby area with a cloak cupboard. There is a well-appointed study with fitted desks, cupboards and shelving units, a snug and a delightful sunroom constructed of brick and UPVC with double doors opening to the side, perfect for relaxing or enjoying garden views.

The heart of the home is the impressive L-shaped dining kitchen, which features a comprehensive range of eye and base units, granite worktops, and a central island unit. Equipped with a double ceramic sink, Rangemaster professional oven with double oven and grill, five-ring gas hob, halogen hotplate, integrated microwave, dishwasher, and an LG American-style fridge freezer, this kitchen is both stylish and highly functional. Adjacent, the utility room offers additional storage, a Belfast sink, plumbing for washing machine and tumble dryer, and houses two enclosed Worcester wall-mounted boilers. A second WC adds further convenience.

Upstairs, the gallery landing leads to four spacious bedrooms. The master suite boasts built-in wardrobes, a vanity unit with cupboards and drawers beneath, and an ensuite bathroom featuring a freestanding roll-edged bath with shower attachment, a low flush WC, and a pedestal wash hand basin. Bedrooms two and three both benefit from fireplaces and ensuite or walk-in wardrobe facilities, while the family bathroom offers a modern two-piece suite with a trough sink and shower, complemented by a separate WC. Two further double bedrooms and a bathroom are located on the second floor, each bedroom featuring charming fireplaces and the bathroom fitted with a shaped bath and shower over, enclosed WC, and wash hand basin.

Outside

To the rear, the magnificent deep gardens are predominantly laid to lawn and include several paved patio areas, a covered barbecue zone, a summer house, a large timber store, and a greenhouse. The mature lawns are framed by a variety of trees and shrubs, creating a tranquil and private outdoor retreat. The home is approached via a deep sweeping circular driveway that provides ample parking and leads to a detached double garage, complete with a useful room above. The front gardens are laid to lawn and bordered by mature trees and shrubs, creating a welcoming and private setting.





Location

The property's position provides convenient access to Leicester city centre being just over four miles away with convenient access to M1/M69 motorway networks via the A46 western bypass.

The village itself offers a wide range of local amenities including shopping, schooling, sporting and social facilities with the historic Bradgate Park being only a short distance away popular for its historic walks and undulating countryside.

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.

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: Three-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

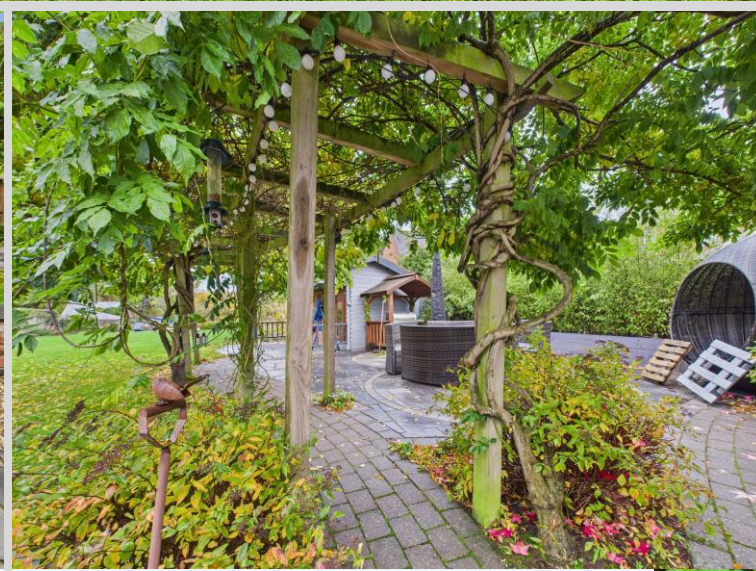
Satnav Information

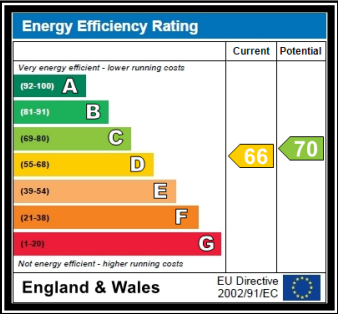
The property's postcode is LE7 7AN, and house number 163



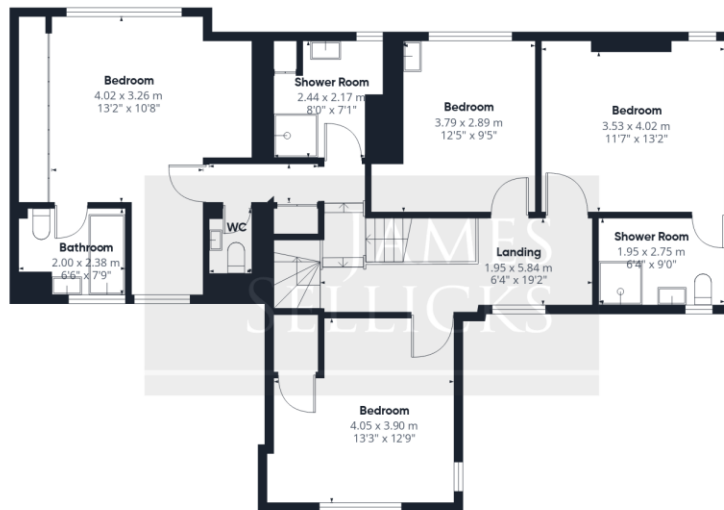




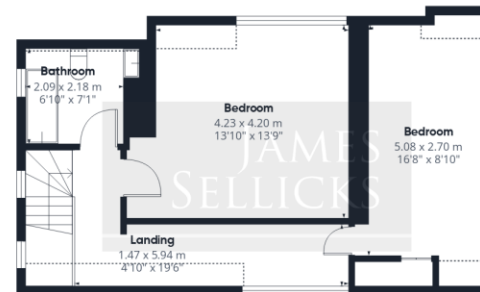




Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

293.7 m²

3159 ft²

Reduced headroom

4.8 m²

52 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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