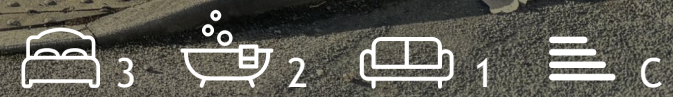




38d Dalby Road
Anstey, LE7 7DJ

£255,000



38d Dalby Road

Anstey, Leicester, LE7 7DJ

A well maintained modern detached home in popular village location, a short walk from shops & well regarded schools. This well presented house benefits from full gas central heating, UPVC double glazing. The accommodation includes entrance hall, cloaks/wc, 17' lounge, fitted kitchen with oven/hob. Upstairs: a landing, 3 bedrooms, en-suite shower room, bathroom (white suite). Allocated parking to rear. Gardens to rear. Freehold. Council Tax Band C

Entrance Hall

Stairs to first floor, under-stairs cupboard.

Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc, radiator.

Lounge

17'1" x 11'10" (5.21m x 3.61m)

UPVC double glazed window, two radiators, laminate flooring, UPVC double glazed French doors to rear.

Kitchen

10'7" x 10'4" (3.24m x 3.17m)

UPVC double glazed window to front and side, laminate flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, sink unit with mixer taps. Built in Bosch stainless steel electric oven, gas hob with extractor hood. Provision for washing machine.

First Floor Landing

UPVC double glazed window, fitted carpet, access to loft, airing cupboard housing Worcester combination boiler.

Bedroom One

9'10" x 9'10" (3.01m x 3.00m)

UPVC double glazed window to rear, fitted carpet, radiator.

En-suite Shower Room

UPVC double glazed window, radiator, vinyl flooring, spotlights to ceiling, extractor fan. Walk-in shower enclosure with mains shower, pedestal wash hand basin, wc.

Bedroom Two

8'5" x 7'6" (2.57m x 2.31m)

UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Three

9'7" x 6'9" (2.94m x 2.07m)

UPVC double glazed window to rear, fitted carpet, radiator.

Bathroom

UPVC double glazed opaque window, radiator, vinyl flooring, spotlights to ceiling, extractor fan. Walk-in shower enclosure with mains shower, pedestal wash hand basin, wc.

Outside

The open plan front garden is laid to lawn, allocated off road parking for 2 cars. The rear garden has patio, lawn & fully fenced boundaries.

Anstey

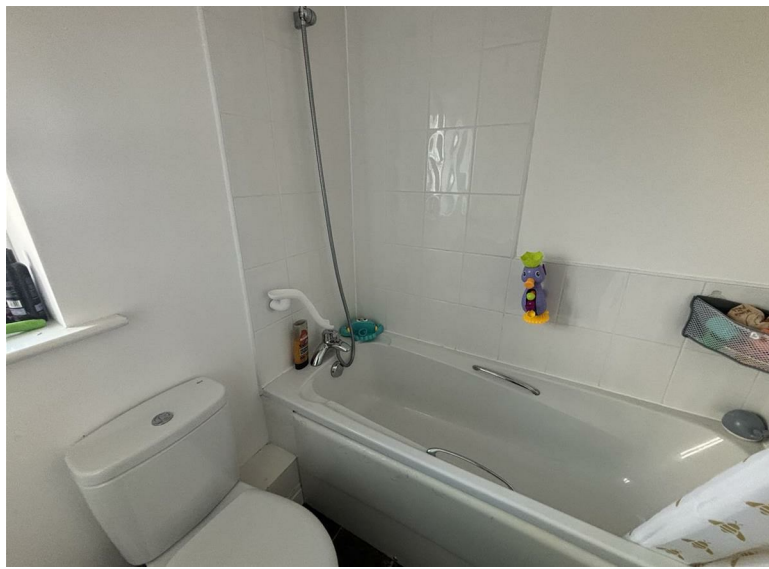
Anstey is a rapidly growing and popular village with a population of approx 7,000. There are two well regarded primary schools and Martin High School which is a secondary academy for 11-16 year olds. There are three pubs, a Conservative Club, three churches and a range of shopping facilities centered around The Nook with cafes and delis. Anstey is known as the Gateway to Charnwood Forest and is within easy reach of the ever popular Bradgate Park & Swithland Woods. There is easy access to M1, A46 & A50 main routes. Anstey has historical links with Ned Ludd and a number of the old shoe factories have been converted to apartments. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

Local Authority & Council Tax Info (Charnwood))

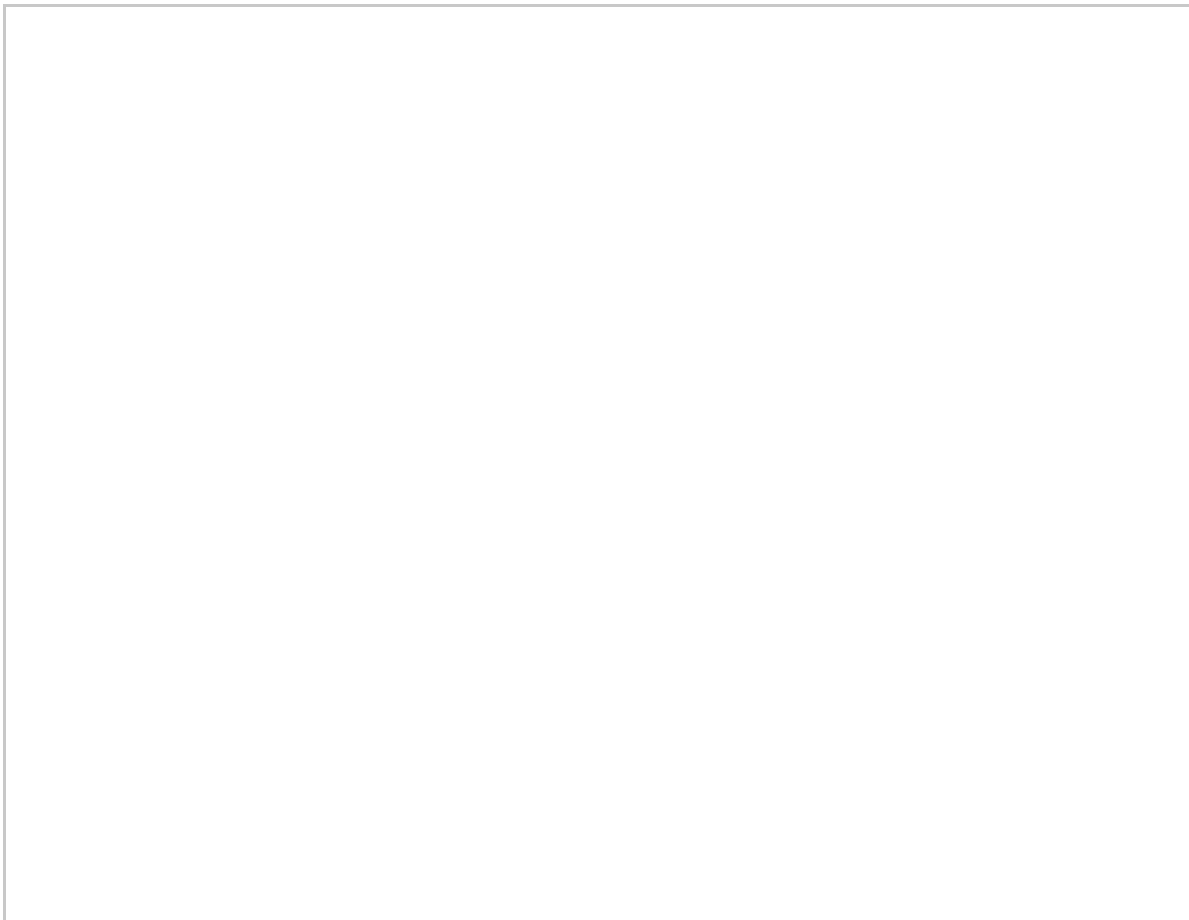
This property falls within Charnwood Borough Council (www.charnwood.gov.uk) It has a Council Tax Band of C which means a charge of £2009.28 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

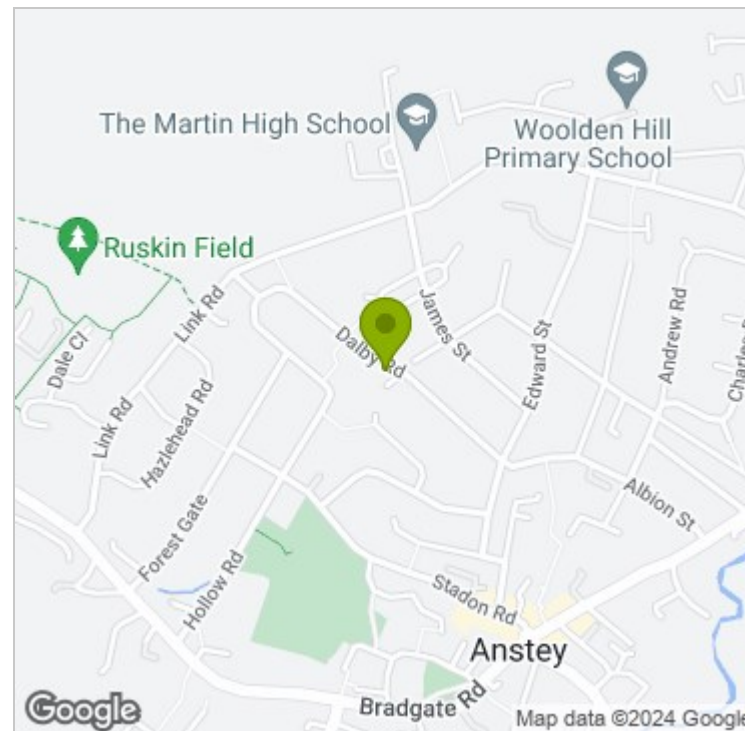
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Area Map

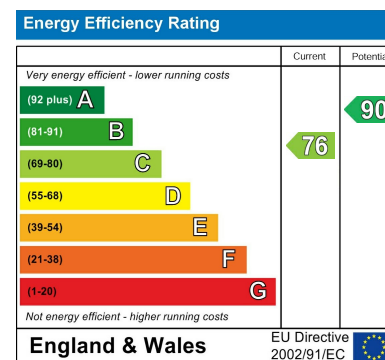


Viewing

Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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