



27 James Street
Anstey, LE7 7DY

£250,000



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Anstey, Leicester, LE7 7DY

A well maintained traditional 1930's bay fronted 3 bedroom semi-detached home in popular village location, a short walk from shops & well regarded schools. This well presented attractive house benefits from full gas central heating, UPVC double glazing. The accommodation includes entrance hall, lounge, dining room, conservatory, fitted kitchen with oven/hob, utility room. Upstairs: a landing, 3 bedrooms, lovely contemporary bathroom with ample storage. Driveway to front and side. Private 40' gardens to rear. Situated close to Anstey village centre. Local shops, schools and recreational amenities are all close by as are major routes and Leicester city centre. Freehold. Council Tax Band B

Entrance Hall

UPVC double glazed entrance door, UPVC double glazed opaque window to side, quarry tiled floor, stairs to first floor, radiator. Off the hallway is a walk-in pantry store with quarry tiled floor and a UPVC double glazed window.

Lounge

13'8 x 13' (4.17m x 3.96m)

An attractive bright airy living room with large UPVC double glazed bay window to front aspect, radiator, laminate flooring, log burner set in traditional fireplace.

Dining Room

11'6 x 9'10 (3.51m x 3.00m)

A good sized second reception room, laminate flooring, radiator, coving to ceiling, sliding patio doors into conservatory.

Conservatory

14'3 x 9'8 (4.34m x 2.95m)

UPVC double glazed conservatory with brick base, polycarbonate roof, French doors to rear garden.

Kitchen

12'6 x 8'8 (3.81m x 2.64m)

A particularly well equipped well proportioned kitchen. UPVC double glazed windows to rear and side aspects, UPVC double glazed door to side. Quarry tiled flooring, a range of base, drawer and eye level units, work surfaces with tiled surrounds, one-and-a-half bowl stainless steel sink unit with mixer taps. Appliances include a built-in electric double oven and five ring gas hob with extractor hood above. There is space and provision for additional appliances.

Utility Room

9'2 x 6' (2.79m x 1.83m)

With space for further appliances and a wall mounted Ideal combi boiler serving the central heating system.

1st Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft.

Bedroom One

13' x 11'8 (3.96m x 3.56m)

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

Bedroom Two

12' x 10'4 (3.66m x 3.15m)

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

Bedroom Three

9' x 8'9 (2.74m x 2.67m)

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

Bathroom

7'4 x 7'4 (2.24m x 2.24m)

UPVC double glazed opaque window to rear, fully tiled walls and floor. The bathroom is fitted with a contemporary white suite comprising of panelled bath with electric shower over and glass screen, vanity wash hand basin, wc. Chrome heated towel rail, extractor fan. The bathroom benefits from a wealth of storage.

Outside

The property is set well back from the road with a simple gravelled frontage which provides hard standing for two cars comfortably well screened by tall hedges.

The driveway continues to the side. The private rear gardens are approx 40' with paved patio, lawns, raised beds, decking, timber shed. The boundaries are fully fenced.

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)

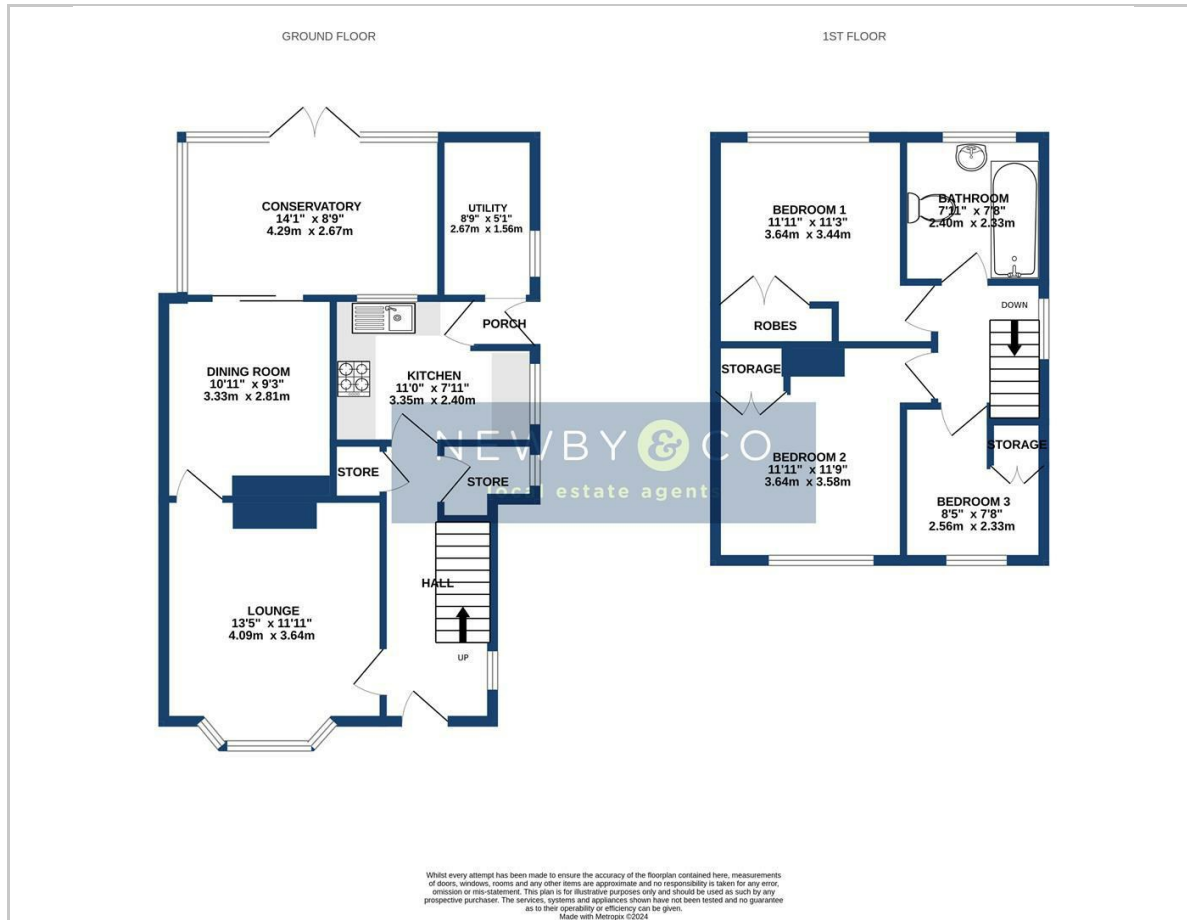
It has a Council Tax Band of B which means a charge of £1758.12 for tax year ending March 2025

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

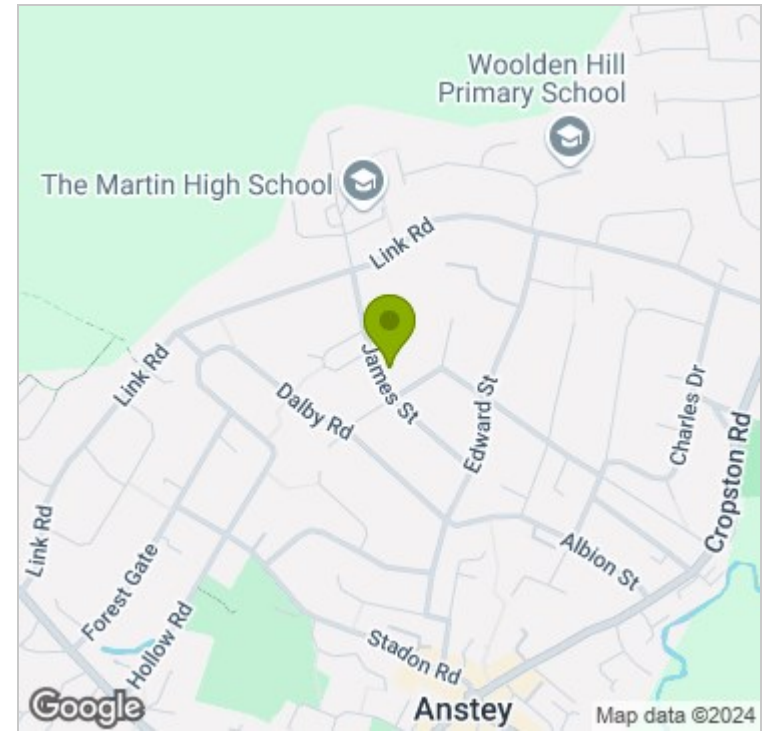


Viewing

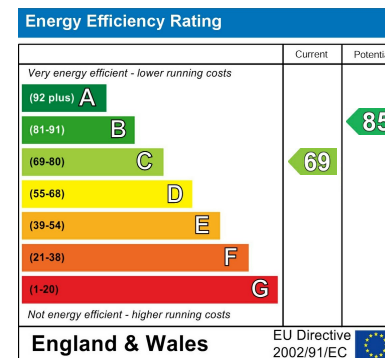
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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