



55 Falcon Road
Anstey, LE7 7FY

£325,000



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Anstey, Leicester, LE7 7FY

A particularly spacious 3/4 bedroom detached family home in quiet off road position on the fringe of this popular village to the West of the city centre and well served by good schools, shops, major road links and open countryside including Bradgate Park. Early viewing is advised to appreciate this property which benefits from full gas central heating, UPVC double glazing, well appointed throughout with modern kitchen and bathroom. The flexible accommodation comprises, entrance hall, lounge, dining room, breakfast-kitchen with range cooker and dishwasher, utility room, office/bedroom 4. Upstairs, landing, 3 good sized bedrooms, bathroom. Quiet off road setting, driveway & garage to rear, private South-East facing rear gardens. Freehold. Council Tax band C

Porch & Entrance Hall

Entrance porch with UPVC double glazed entrance door.

Spacious entrance hall, double glazed composite entrance door, stairs to first floor, laminate flooring, cloaks cupboard, radiator.

Lounge

16'4" x 12'3" (5.00m x 3.75m)

A delightful dual aspect lounge being open plan into the dining area. UPVC double glazed bay window with built-in feature window seat to front, radiator, laminate flooring, log burner set into angled fireplace, spotlights to ceiling.

Dining Room

10'0" x 9'10" (3.05m x 3.00m)

Open plan from the lounge and with floor to ceiling patio doors to rear garden. UPVC double glazed sliding patio doors to rear, radiator, laminate flooring, spotlights to ceiling.

Breakfast Kitchen

14'9" x 9'4" (4.50m x 2.86m)

UPVC double glazed window to rear, laminate floor, recessed spotlights, radiator, UPVC double glazed door to garden. Fitted with a range of base, drawer & eye level units, butcher block work surfaces, tiled splashback, double bowl Belfast sink unit with mixer taps, freestanding range cooker included in sale, integrated dishwasher.

Utility Room

9'2" x 8'2" (2.81m x 2.51m)

UPVC double glazed window to rear and door to side, laminate flooring, Belfast sink unit with mixer taps, additional base level and tall storage units, provision for washing machine, wall mounted Vaillant combination boiler.

Office/Playroom/Bed 4

12'1" x 8'3" (3.70m x 2.54m)

Situated off the kitchen and a tremendously useful room with flexibility of use. We feel this would make an ideal work from home area or be equally useful as a downstairs bedroom, playroom or hobbies/games room. UPVC double glazed window to front, spotlights to ceiling, laminate floor, radiator.

First Floor Landing

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

Bedroom One

12'5" x 10'2" (3.80m x 3.10m)

A generous double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, floor to ceiling built-in wardrobes providing a wealth of storage options.

Bedroom Two

11'5" x 10'9" (3.48m x 3.30m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Three

8'2" x 7'6" (2.50m x 2.30m)

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

Bathroom

7'1" x 5'9" (2.17m x 1.76m)

UPVC double glazed opaque window, chrome heated towel rail, fully tiled walls and floor with attractive natural stone tiles, extractor fan. Panelled shaped shower bath with mains twin head shower over and glass screen, vanity wash hand basin, wc. Spotlights to ceiling & extractor fan.

Outside

The front of the property has gravelled garden with fenced & hedged boundaries.

The South East facing rear garden approx 40' has paved patio, artificial lawns, borders, fully fenced boundaries, external water tap.

Off road parking leading to single garage can be accessed at the rear of the property.

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)

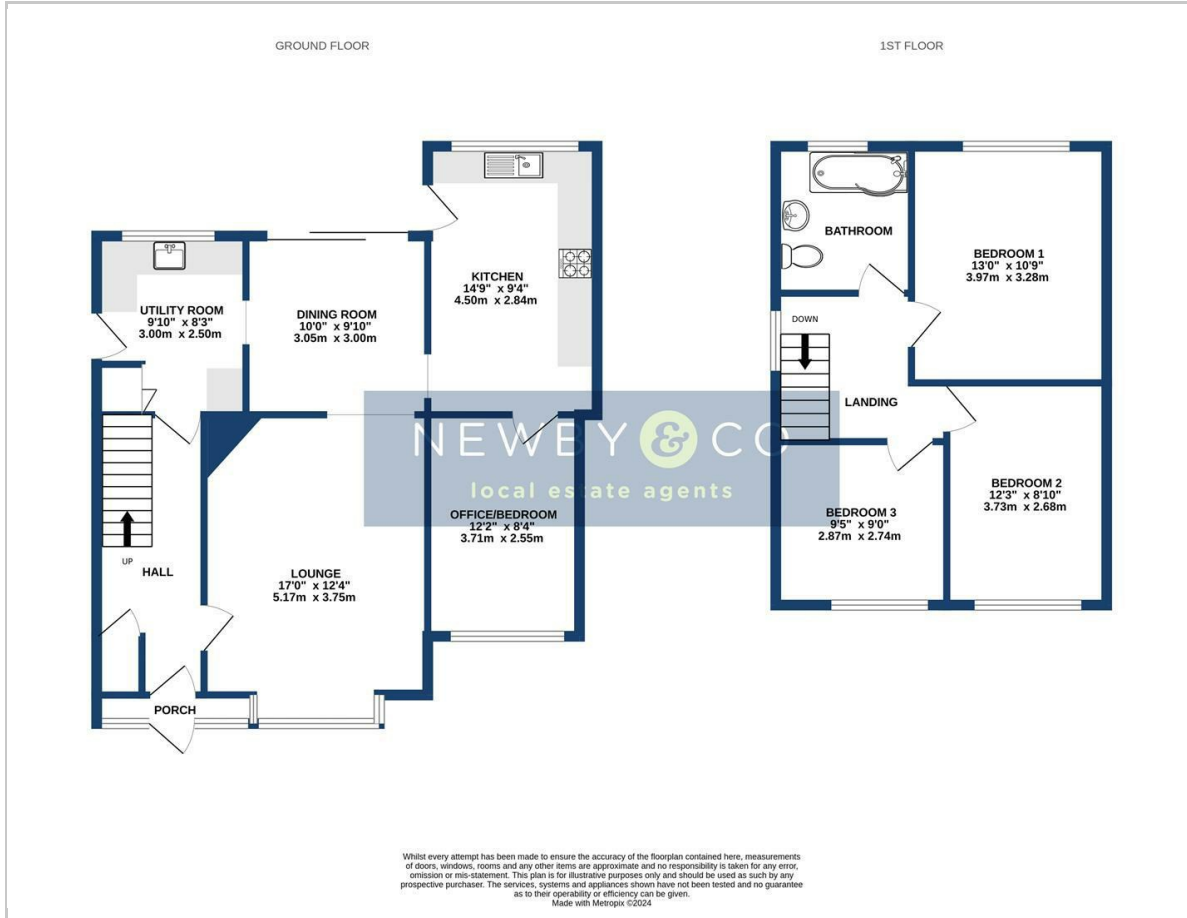
It has a Council Tax Band of C which means a charge of £2009.28 for tax year ending March 2025

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

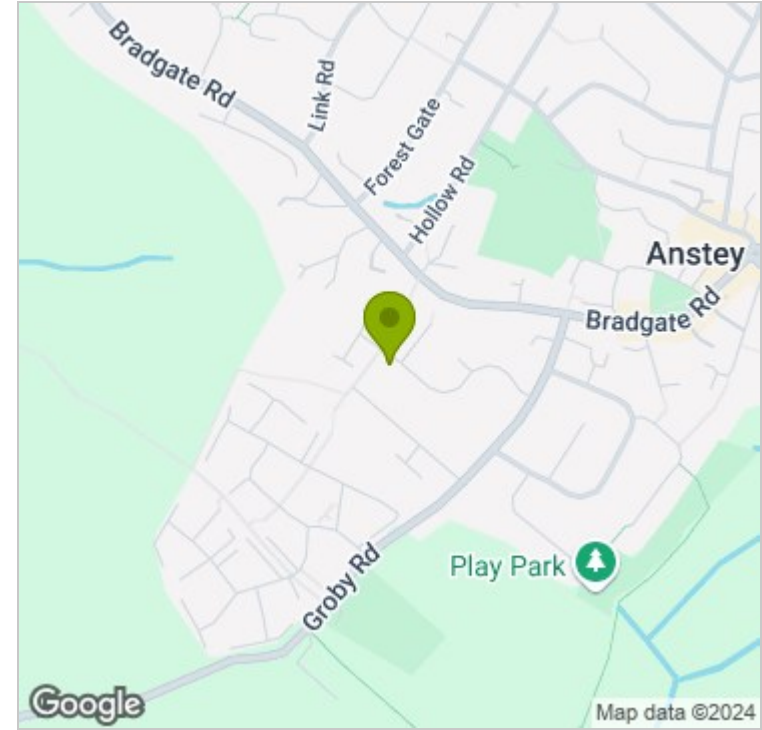


Viewing

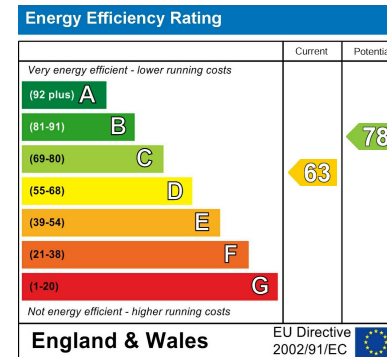
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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