



7 The Poppins
Anstey Heights, LE4 1DL

£199,950



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A beautifully presented modern 2 bedroom semi detached house in cul-de-sac location. The property is well placed for the recreational and shopping amenities at the nearby Beaumont Shopping Centre and is also close to doctors, schools, open countryside and links to major roads. The tastefully decorated property benefits from full gas central heating (combi boiler), UPVC double glazing, fitted kitchen (oven/hob) and modern bathroom. Accommodation comprises of entrance hall, lounge, kitchen-diner. Upstairs, landing, 2 bedrooms, bathroom. Driveway 2 cars to front, well kept gardens to rear. Freehold. Council Tax Band A

Entrance Hall

Composite double glazed entrance door, fitted carpet, stairs to first floor, radiator.

Lounge

13'5" x 10'2" (4.09 x 3.11)

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

Kitchen-Diner

13'5" x 9'3" (4.10 x 2.82)

UPVC double glazed French doors & UPVC double glazed window to rear, tiled flooring, recessed spotlights, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit. Built-in stainless steel electric oven, ceramic hob with extractor hood. Under-stairs pantry.

First Floor Landing

UPVC double glazed opaque window, fitted carpet, access to boarded loft with retractable ladder, combination boiler.

Bedroom One

13'7" x 11'0" (4.15 x 3.37)

Two UPVC double glazed windows to front, fitted carpet, radiator, built in wardrobes with sliding door, large recessed cupboard.

Bedroom Two

9'1" x 6'11" (2.79 x 2.12)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes with sliding doors.

Bathroom

6'2" x 6'2" (1.90 x 1.88)

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, panelled bath with electric shower over, glass screen, pedestal wash hand basin, wc.

Outside

The front of the property has a driveway providing parking for 2-3 cars to the side of the property.

The rear garden approx 45' has patio, lawn, two sheds, external water tap and power socket.

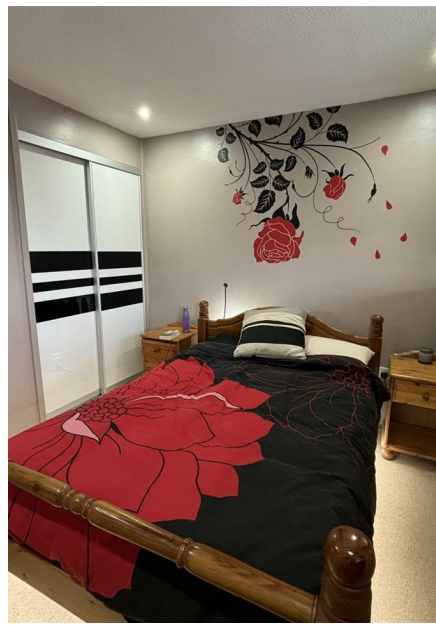
Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

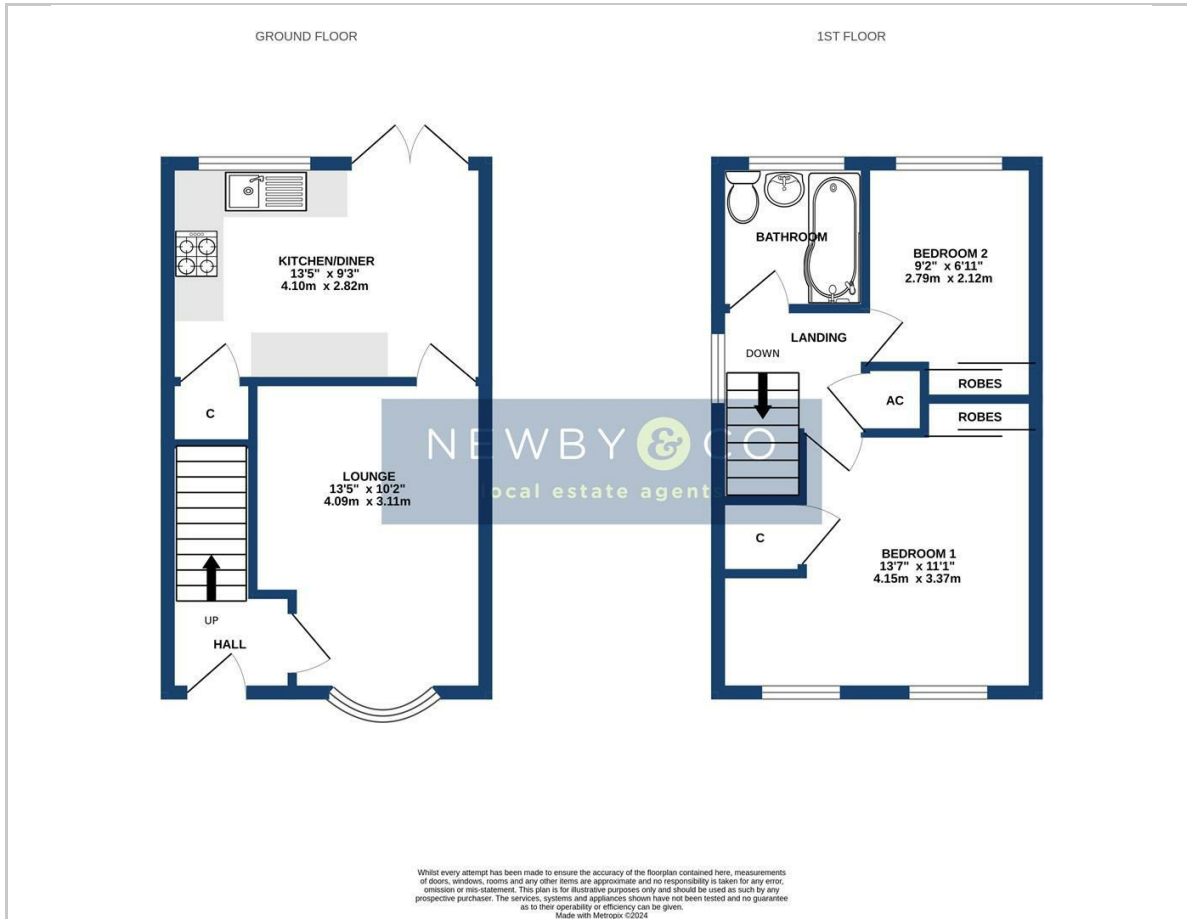
It has a Council Tax Band of A which means a charge of £1528.34 for tax year ending March 2025

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

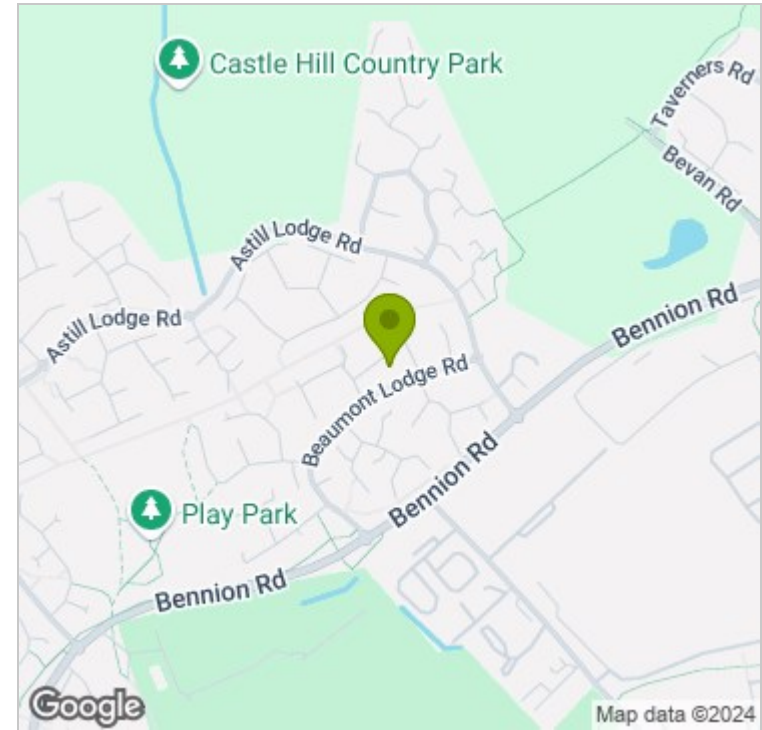


Viewing

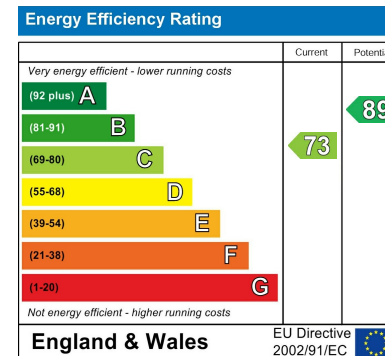
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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