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ESTATE AGENTS

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Stadon Road, Anstey, Leicester, LE7 7AY

£485,000

3 2 2





Hampsons Estate Agents are delighted to present this wonderful opportunity to acquire this three bedroomed period detached home which has been refurbished to an extremely high standard. The property has the significant benefit of outbuildings to the rear to include a brick built gym and store along with a substantial 650ft<sup>2</sup> garage/workshop with potential for a variety of uses. There is also ample parking for a number of vehicles behind double gates to the side. Located ideally within easy walking distance to Anstey village centre and in close proximity to Bradgate Park, the property will appeal to family buyers along with those looking to run a business from home subject to planning consents and change of use.

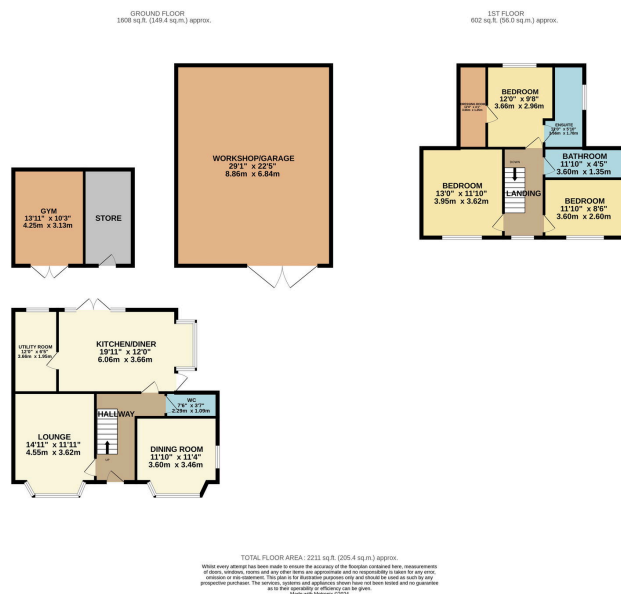
The internal accommodation comprises in brief; an entrance hall with a traditional staircase rising to the first floor and a downstairs WC off. Doors lead off to a superb bay windowed lounge with a walk in bay window to the front. Also on the ground floor there is a further reception room with plenty of natural light flooding in through a walk in bay window to the front in addition to a window to the side. The centrepiece of the property is an amazing dining kitchen which is situated at the rear of the property and is superbly fitted with a range of Shaker style wall and base units with Quartz worksurfaces, there is also an island unit with integrated hob, sink and breakfast bar. There is a box bay window to the side and French doors opening to the garden. A door leads to a spacious utility room with a continuation of the kitchen units, a run of full height cupboards and space and plumbing for a washing machine and a tumble dryer.

To the first floor there is a half galleried landing with doors off to a master bedroom suite with dressing room off along with an en-suite bathroom featuring a freestanding bath. On the first floor there are two further double bedrooms and a well appointed shower room with double shower cubicle and a wash hand basin in a vanity unit.

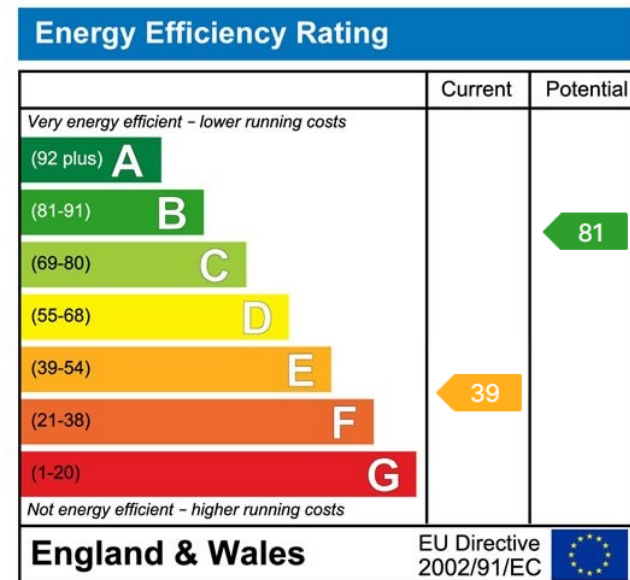
The property sits on a sizeable plot and features a lovely lawned rear garden with a large patio area featuring a timber pergola which currently provides shelter for a hot tub (available by separate negotiation).

We understand that the property is of standard means of build and is connected to mains electricity, gas, water and drainage to the public





- Three Bedrooms
- Extensive Outbuildings
- Close To Village Centre
- Master Bedroom With En-Suite Bathroom
- EPC Rating E, Council Tax Band D
- Traditional Detached Home
- 650ft<sup>2</sup> Detached Garage/Workshop
- High Specification Throughout
- Generous Plot
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

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