



- THREE BEDROOM DETACHED HOUSE
- VERY WELL PRESENTED
- LOVELY KITCHEN/DINING

- OFF ROAD PARKING AND GARAGE
- GROUND FLOOR WC
- COUNCIL TAX BAND - D

Offers over £358,000

<https://www.judgeestateagents.co.uk>



Located upon the edge of this thriving Charnwood villages comes offered for sale this very well presented three bedroom detached house. The property is being sold with the remainder of its 10-year NHBC warrantee and has been lovingly maintained since new. The internal living space is set across two floors and benefits from an Entrance Hall, Living Room, WC, Kitchen/Dining with Utility Area, First Floor Landing, Three Bedrooms with an En-Suite and a Family Bathroom. There is a rear garden and from the front there is off road parking that runs alongside the property to a Garage. PLEASE WATCH OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor landing, radiator and doors to:

LIVING ROOM

17'3 x 10'10 (5.26m x 3.30m)

Benefiting from a bay fronted window, radiator, power points and a TV point.

WC

Comprising a low level WC, Wash hand basin and a Radiator.

KITCHEN/DINING

14'4 x 11'5 (4.37m x 3.48m)

There are a range of wall and base units with work surfaces,

sink with mixer tap and drainer, integral oven, hob with extractor, integral fridge/freezer, power points, radiator, windows and patio doors to the rear aspect and access through to:

UTILITY AREA

Benefiting from wall and base units with work surface, plumbing for a washing machine and power points.

BEDROOM

9'7 x 9'4 (2.92m x 2.84m)

There are fitted wardrobes, radiator, power points and a door to:

EN-SUITE

Comprising a low level WC Wash hand basin, Walk in Shower, Complimentary tiling, Radiator and a Window to the front aspect.

BEDROOM

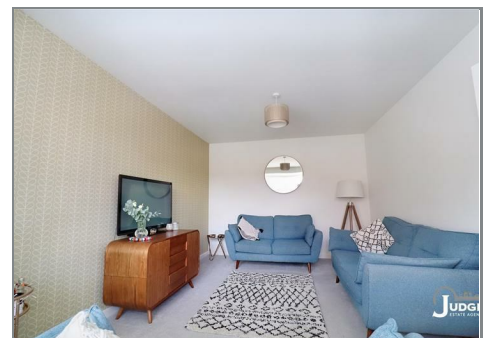
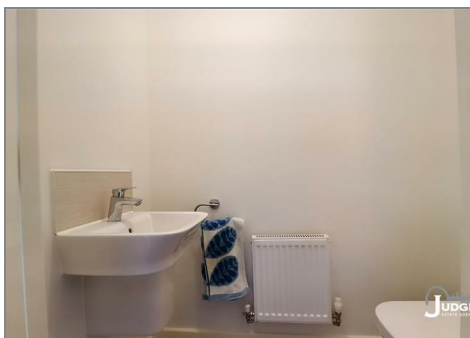
10' x 8'4 (3.05m x 2.54m)

Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM

9'6 x 7'7 (2.90m x 2.31m)

Having a window to the rear aspect, radiator and power points.





BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Window to the side aspect and a Heated towel rail.

GARDEN

Having a patio that leads onto a mainly laid to lawn area.

PARKING

From the front there is off road parking that runs alongside the property to:

GARAGE

Benefiting from an up and over door.

ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands

International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast-food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

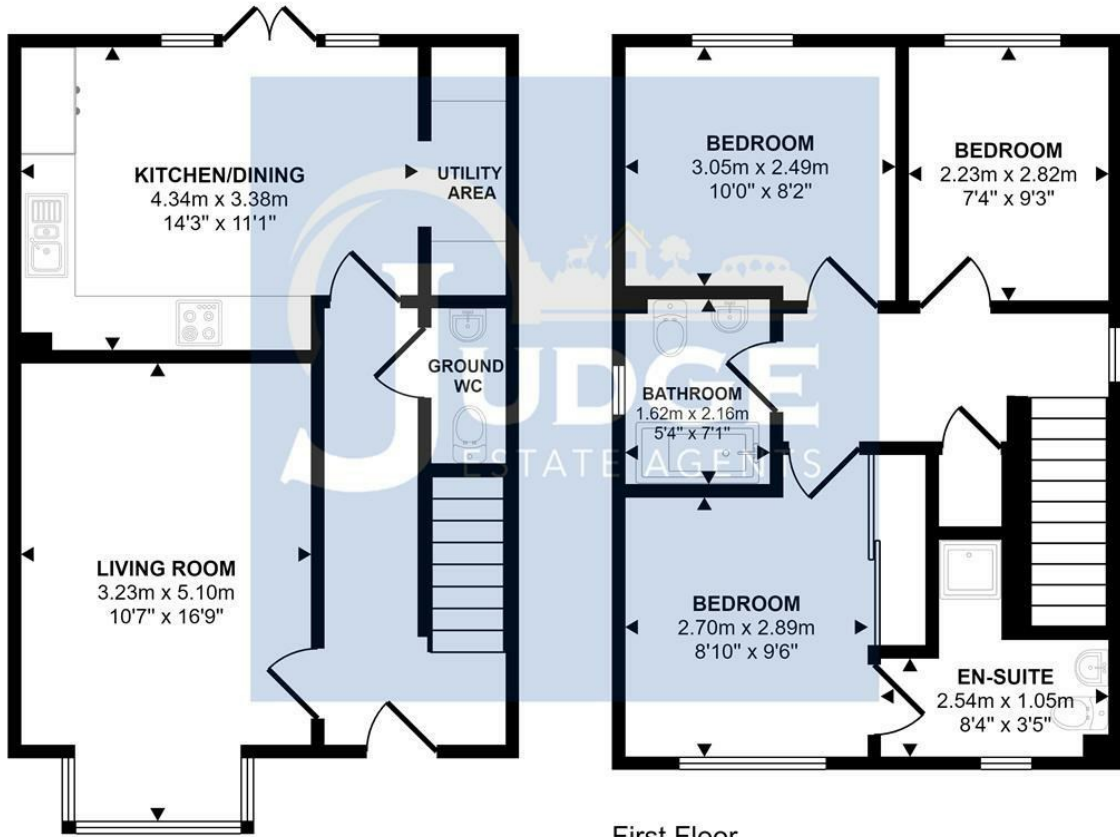
MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

1. MONEY LAUNDERING REGULATIONS: Intending



Approx Gross Internal Area
86 sq m / 927 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

