



- EXECUTIVE FOUR BEDROOM DETACHED HOUSE
- IMPRESSIVE KITCHEN/DINING/LOUNGE
- EN-SUITE AND DRESSING ROOM TO BEDROOM
- HIGHLY REGARDED LOCATION
- IDEAL FAMILY HOME
- GROUND FLOOR WC
- DOUBLE GARAGE
- COUNCIL TAX BAND - F

Price guide £529,500



An impressive and spacious four bedroom detached family home situated within a highly regarded part of this thriving village. This generously sized property benefits briefly from an Entrance Hall, WC, Living Room, Kitchen/Dining/Lounge, Utility, First Floor Landing, Four Double Bedrooms with an En-Suite and Dressing Room to the Main as well as a Family Bathroom. There is a good sized rear garden to the rear and from the front there is a garden as well as ample off road parking that leads to a Double Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There is a radiator, power point, returning stairs leading to the first floor landing and doors to:

WC

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

LIVING ROOM

17' x 11'11" - 11'2" (5.18m x 3.63m - 3.40m)

Benefiting from a window to the front aspect, radiator, power points and a TV point.

KITCHEN/DINING AREA

22'3" - 13'8" x 16'6" - 9'9" (6.78m - 4.17m x 5.03m - 2.97m)

To the Kitchen area there are a range of wall and base units

with work surfaces, integral oven, hob with extractor, island with Breakfast bar and a sink with mixer tap and drainer, TV point, radiator, windows to the rear and side aspects, patio doors to the rear garden, door that leads to the Utility and from the Dining Room area the room flows through to:

LOUNGE AREA

11'1" x 10'2" (3.38m x 3.10m)

With patio doors to the rear aspect, radiator and power points.

UTILITY

9'7" x 5' (2.92m x 1.52m)

Having a range of wall and base units with work surface,

radiator, power points, plumbing for a washing machine, Pantry, door to the side aspect and a door to the Double Garage.

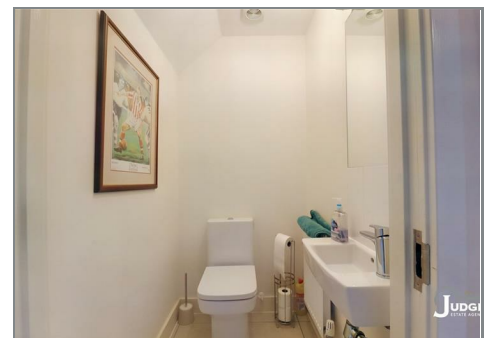
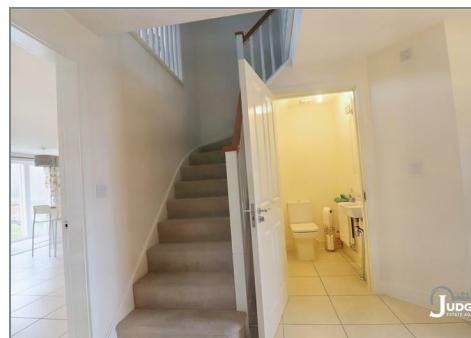
FIRST FLOOR LANDING

Having a radiator, airing cupboard, fitted cupboard, power points and doors to:

BEDROOM

15'9" x 12'8" (4.80m x 3.86m)

Benefiting from a window to the front aspect, radiator, power points and a door to the En-Suite and there is also access on the other side of the Bedroom to:





DRESSING ROOM

9'7 x 3'10 (2.92m x 1.17m)

Having a window to the side aspect, radiator, power points, dressing table and fitted wardrobes.

EN-SUITE

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

BEDROOM

12'10 x 10'11 (3.91m x 3.33m)

There is a bow fronted window, radiator, power points and fitted wardrobes.

BEDROOM

12'3 x 10'1 (3.73m x 3.07m)

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

BEDROOM

10'11 x 10'9 (3.33m x 3.28m)

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

BATHROOM

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

REAR GARDEN

Enjoying a patio and good size laid to lawn area.

PARKING

From the front there is ample off road parking complimented by a lawn and bordered garden to one side. The driveway leads to:

DOUBLE GARAGE

18' x 15'11 (5.49m x 4.85m)

Benefiting from two up and over doors and the facilities of both power and lighting.

ANSTEY VILLAGE

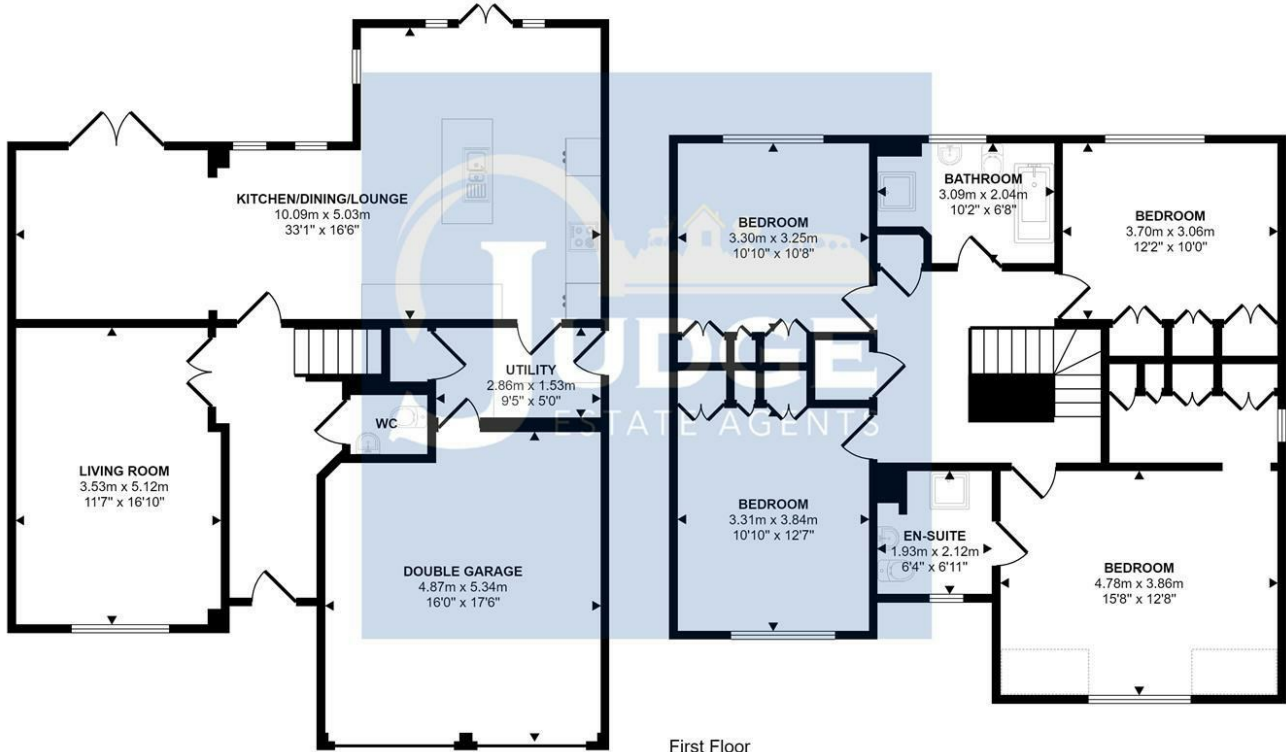
Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and

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



Approx Gross Internal Area
192 sq m / 2066 sq ft



Ground Floor
Approx 101 sq m / 1084 sq ft

Denotes head height below 1.5m

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	87
	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		

