



- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- IMMACULATELY PRESENTED
- CONSERVATORY
- PRIME VILLAGE LOCATION
- COUNCIL TAX BAND - C

Price guide £299,950





Located within this highly favourable and sought after village comes offered for sale this immaculate three bedroom semi-detached house. An ideal family home that in brief benefits briefly of an Entrance Porch, Living Room, Kitchen through to a Conservatory, First Floor Landing with Three Bedrooms and a Bathroom. To the rear there is a well maintained and established garden and from the front there is off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

With a door to:

#### LIVING ROOM

17' - 11'6" x 17'4" - 11' (5.18m - 3.51m x 5.28m - 3.35m)

Benefiting from a bay window to the front aspect, radiator, power points, TV point, stairs leading to the first floor landing, log burner and a door that leads to:

#### KITCHEN

17'3" x 10'8" - 9'1" (5.26m x 3.25m - 2.77m)

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, Range oven, door to the side aspect, power points, window to the rear aspect and an opening through to:

#### CONSERVATORY

11'5" x 11'1" (3.48m x 3.38m)

Benefiting from windows to the side and rear aspects, power points and patio doors to the rear garden.

#### FIRST FLOOR LANDING

There is a window to the side aspect, loft access, power point and doors to:

#### BEDROOM

14'1" into bay x 10'1" (4.29m into bay x 3.07m)

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

#### BEDROOM

12' x 11'2" (3.66m x 3.40m)

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

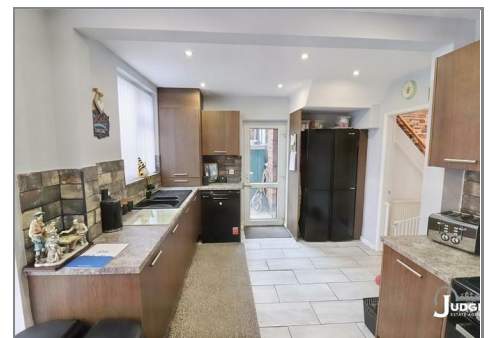
#### BEDROOM

7'11" x 7' (2.41m x 2.13m)

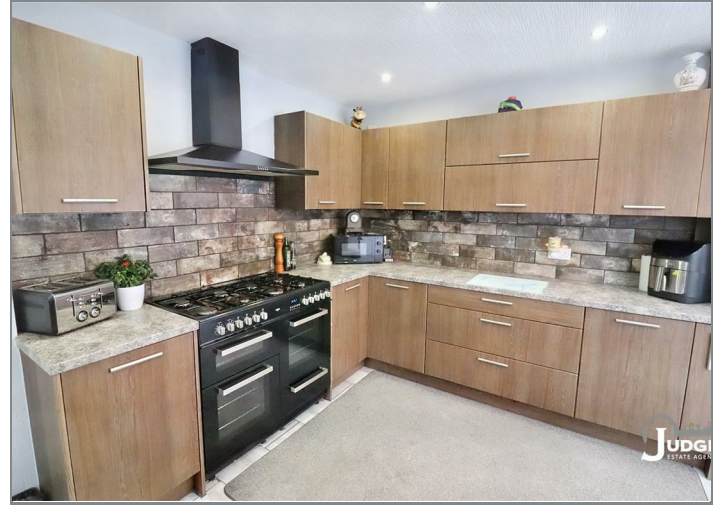
There is a window to the front aspect, radiator and power points.

#### BATHROOM

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







#### REAR GARDEN

A well established and eye-catching garden with a gravelled area that leads to a mainly laid to lawn having borders home to a variety of shrubs, plants and trees.

#### PARKING

From the front there is off road parking that also leads to:

#### GARAGE

17'6 x 11'6 (5.33m x 3.51m)

Benefiting from an up and over door with the facilities of both power and lighting as well as a window to the rear and a door.

#### ANSTEY VILLAGE

Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

#### VIEWINGS

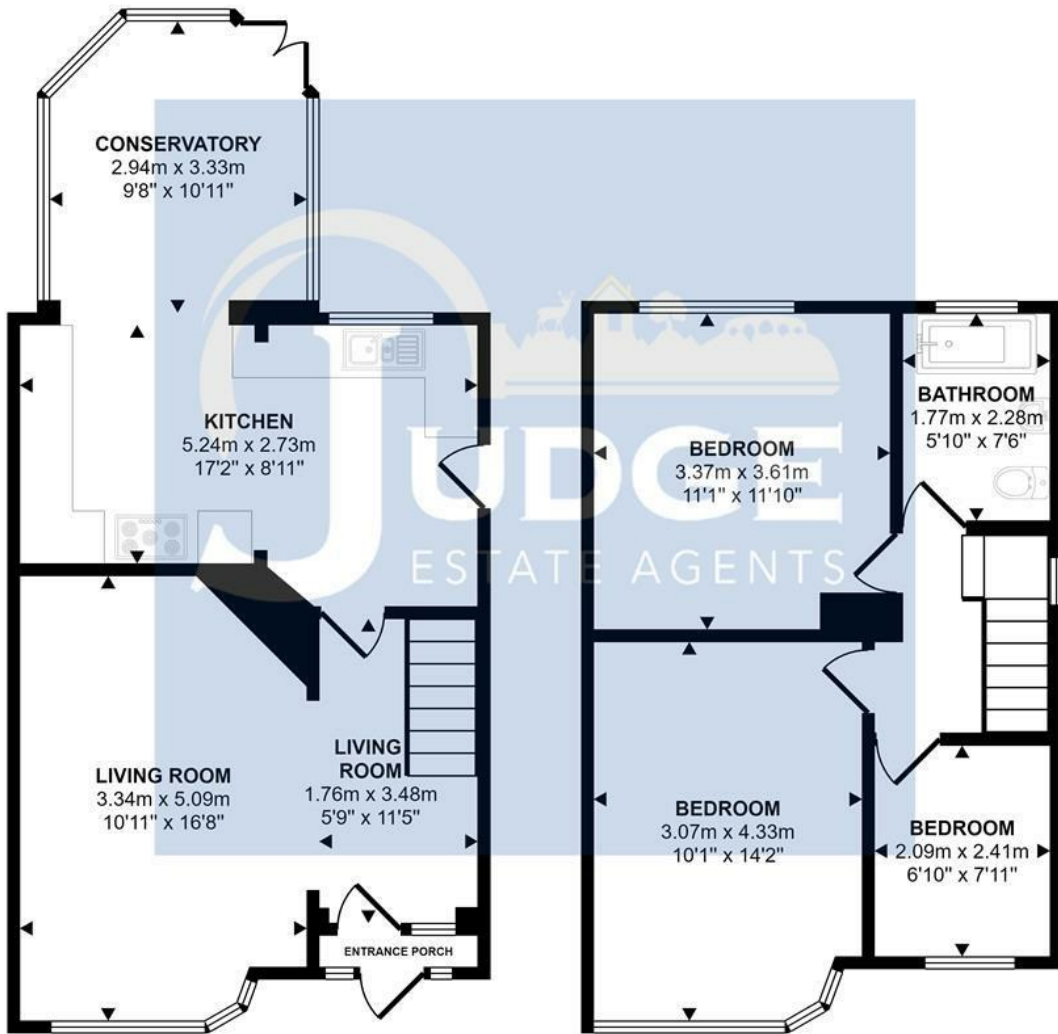
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area  
90 sq m / 974 sq ft



Ground Floor  
Approx 50 sq m / 536 sq ft

First Floor  
Approx 41 sq m / 438 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			
(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		EU Directive 2002/91/EC	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

