



- EXTENDED THREE BED DETACHED HOUSE
- GENEROUSLY SIZED & BEAUTIFUL GARDEN
- GROUND FLOOR WC
- PRIME VILLAGE LOCATION

- OFF ROAD PARKING AND GARAGE
- IDEAL FAMILY HOME
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- COUNCIL TAX BAND - D

Offers over £284,000

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



This extended, three bedroom detached home is ideal for a family and for those wanting to add their own touch to as well as being very well situated for access to primary and secondary schooling. In brief this lovely home offers an Entrance Hall, WC, Living Room through to a Dining/Lounge area and a door to the Kitchen that also has a door back to the Entrance Hall, First Floor Landing, Three Bedrooms and a Bathroom. To the rear there is a generously sized garden and from the front there is off road parking that leads alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor landing, window to the side aspect, radiator, under stairs cupboard and doors to:

WC

Comprising a low level WC, Wash hand basin and a Window to the side aspect.

LIVING ROOM AREA

16'2 x 12'3 (4.93m x 3.73m)

Benefiting from a bay fronted window, radiator, power points, TV point, Fire with feature surround and access through to:

DINING/LOUNGE AREA

19' - 10' x 9'6 (5.79m - 3.05m x 2.90m)

There is a window and door to the rear aspect, radiator and power points as well as a door to:

KITCHEN

8'10 x 8'2 (2.69m x 2.49m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, window to the rear aspect, power points and a door to the side aspect.

FIRST FLOOR LANDING

With a window to the side aspect, loft access and doors to:

BEDROOM

12'4 maximum x 11'10 (3.76m maximum x 3.61m)

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

BEDROOM

11'5 x 10'10 (3.48m x 3.30m)

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

BEDROOM

8' x 7'4 (2.44m x 2.24m)

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

BATHROOM

7'2 x 5'10 (2.18m x 1.78m)

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Complimentary tiling, Radiator and a Window to the rear and side aspects.





REAR GARDEN

There is a patio that leads onto a laid to lawn garden that also has borders home to a variety of flowers, plants, shrubs and trees.

PARKING

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

GARAGE

Having an up and over 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

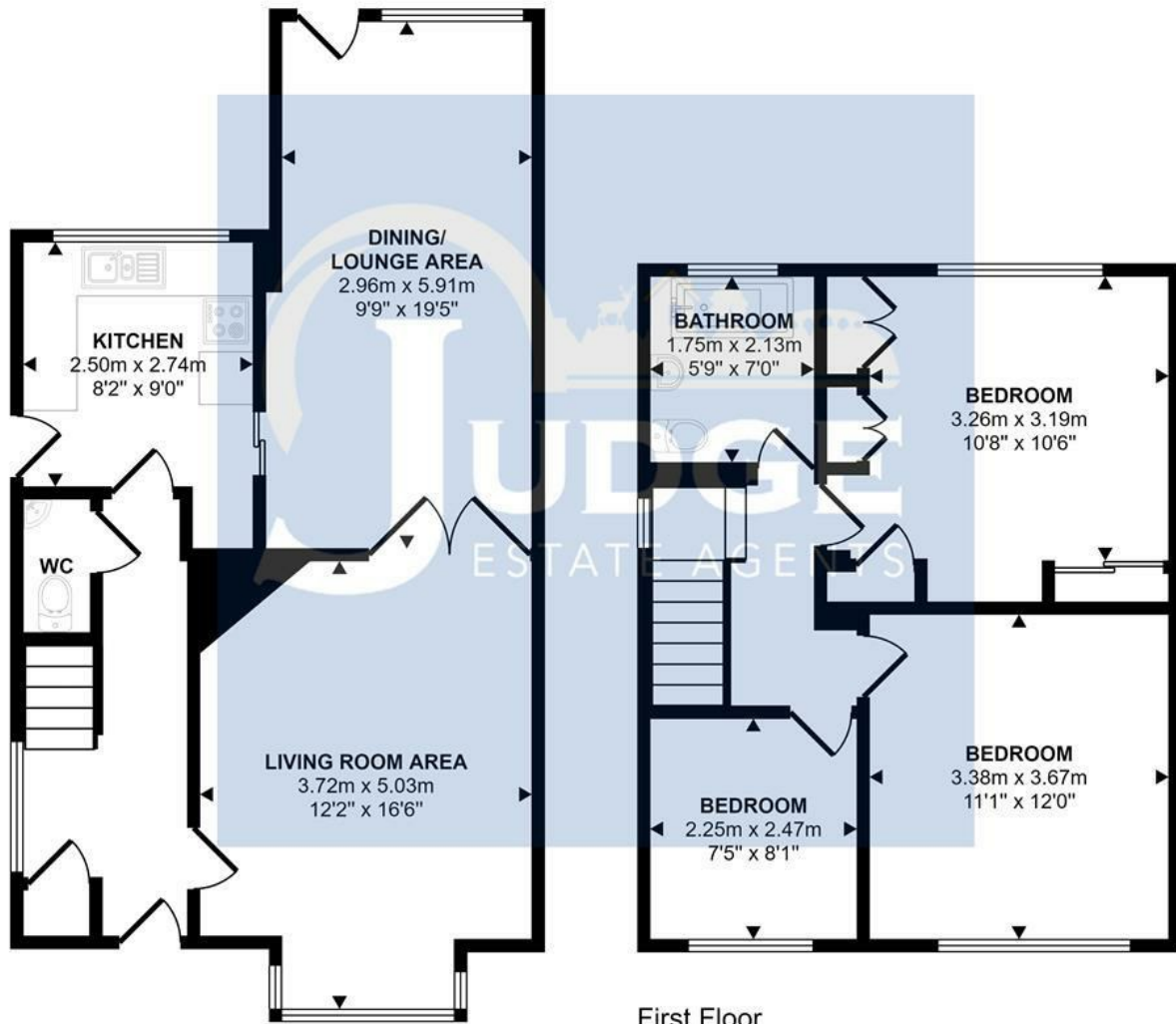
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of



Approx Gross Internal Area
96 sq m / 1036 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		67	81
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			

