



- FIVE BEDROOM DETACHED HOUSE
- TWO EN-SUITE BEDROOMS
- GATED OFF ROAD PARKING
- IDEAL FAMILY HOME
- 0.7 MILES TO VILLAGE CENTRE

- THREE STOREY
- GENEROUS ACCOMMODATION
- DOUBLE DETACHED GARAGE
- 2.8 MILES TO BRADGATE PARK
- COUNCIL TAX BAND - G

Price guide £525,000

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



Located within a fantastic position within this highly regarded part of Anstey village is this generously sized and well presented three storey, five bedroom detached house. A property that makes an ideal family home that benefits from an Entrance Hall, WC, Living Room, Study, Kitchen/Dining Room, Utility, First Floor Landing, Four Bedrooms (One with an En-Suite), Family Bathroom, Second Floor Landing with a Store Room/Snug and an En-Suite Bedroom. There is a laid to lawn and patio garden to the rear and from the front there is gated access to off road parking that also leads to a Detached Garage. Located upon a Corner Plot and offering close access to beautiful walks we recommend an internal viewing to appreciate. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead to the first floor landing, power point, radiator, under stairs cupboard and doors to:

WC

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

LIVING ROOM

18' x 15'9" - 12'3" (5.49m x 4.80m - 3.73m)

Benefiting from a bay window, radiator, power points, TV point, feature fire surround, window and patio doors to the rear garden.

STUDY

10' x 7'6" (3.05m x 2.29m)

Having a window, radiator and power points.

KITCHEN/DINING ROOM

23'7" x 15'7" - 12'1" (7.19m x 4.75m - 3.68m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, grill, island with breakfast bar, hob and integral wine fridge and power points, bay window, patio doors to the rear garden, radiator and access to:

UTILITY

With wall and base units and plumbing for a washing machine, power points and door to the rear garden.

FIRST FLOOR LANDING

Having a radiator, built in wardrobe, stairs leading to the second floor and there are doors accessing:

BEDROOM

13'10" x 13'5" (4.22m x 4.09m)

Benefiting from built in wardrobes, windows to two aspects, radiator, power points and door to:

EN-SUITE

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

BEDROOM

12'8" x 9'6" (3.86m x 2.90m)

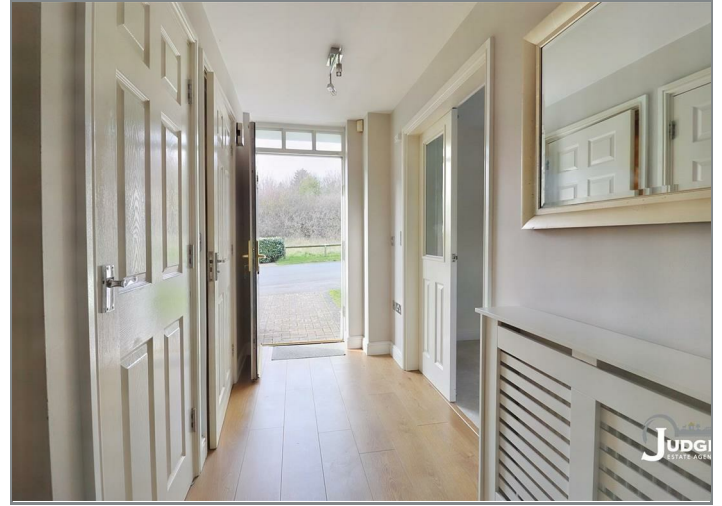
There is a window to the rear aspect, radiator, power points and built in wardrobes.

BEDROOM

12'9" - 11' x 8'8" (3.89m - 3.35m x 2.64m)

Having a window, radiator and power points.





BEDROOM

11'5 - 9'5 x 8'5 (3.48m - 2.87m x 2.57m)

Benefiting from a window, radiator, power points and built in wardrobes.

BATHROOM

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

SECOND FLOOR LANDING

With a Velux window, power points, window and doors to:

STORE ROOM/SNUG

17'9 x 6'11 (5.41m x 2.11m)

With a Velux window and power points.

BEDROOM

18'11 - 11'6 x 14'8 - 5'3 (5.77m - 3.51m x 4.47m - 1.60m)

Benefiting from a Velux window, power points, Window, radiator, fitted wardrobes and door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Velux window, Radiator and Complimentary tiling.

REAR GARDEN

Having a patio that leads to a mainly laid to lawn garden.

PARKING

There is gated access to off road parking for a number of vehicles that leads to:

DOUBLE 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)

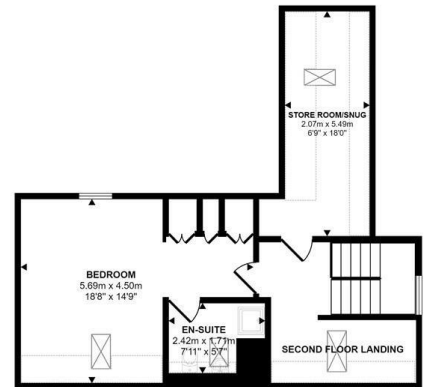
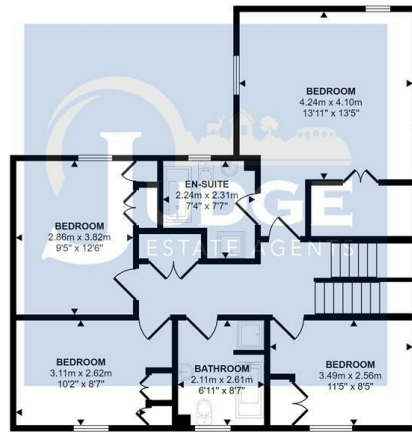
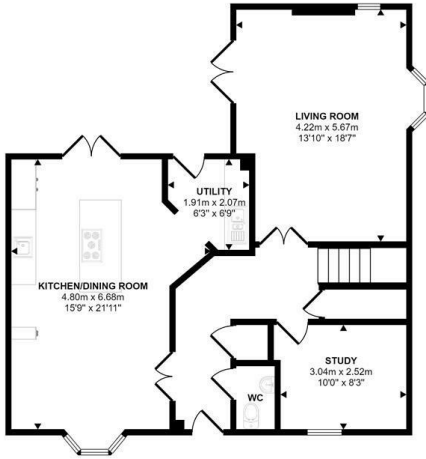
Woolden Hill Community Primary School (0.7 miles)

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.



Approx Gross Internal Area
211 sq m / 2270 sq ft



Ground Floor
Approx 80 sq m / 865 sq ft

First Floor
Approx 79 sq m / 847 sq ft

Second Floor
Approx 52 sq m / 558 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		75	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		



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