



- THREE BEDROOM SEMI-DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- CLOSE TO BEAUTIFUL WALKS
- IDEAL FAMILY HOME
- WELL PRESENTED HOME
- COUNCIL TAX BAND - C

Price guide £279,950



Located upon the edge of this thriving village comes offered for sale this well presented three bedroom semi-detached house. A lovely property that makes for an ideal family home in brief benefits from an Entrance Porch, Living Room with French doors to the Kitchen/Dining Room, First Floor Landing, Three Bedrooms and a Bathroom. To the outside there is a well maintained garden and from the front there is off road parking that leads to a Car Port which is alongside the house. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

There are windows to the front and side aspects and door to:

#### LIVING ROOM

16'7 - 13'7 x 13' (5.05m - 4.14m x 3.96m)

Benefiting from a window to the front aspect, radiator, power points, TV point, fire with feature surround and French doors to:

#### KITCHEN/DINING ROOM

16'6 x 10'8 (5.03m x 3.25m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor, windows to the side and rear aspects, radiator, power points and a door and patio doors to the rear garden.

#### FIRST FLOOR LANDING

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

#### BEDROOM

13' x 8'4 from fitted wardrobes (3.96m x 2.54m from fitted wardrobes)

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

#### BEDROOM

10'8 x 9'11 (3.25m x 3.02m)

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

#### BEDROOM

10'1 - 6'6 x 6'5 - 3'6 (3.07m - 1.98m x 1.96m - 1.07m)

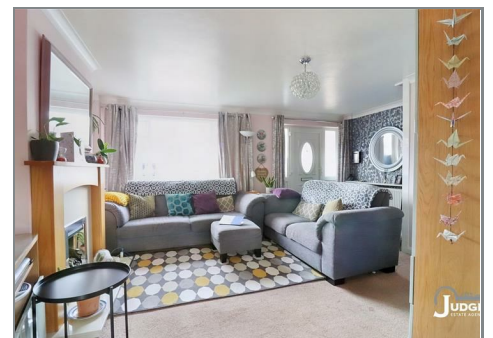
With a window to the front aspect, radiator, power points and fitted cupboard.

#### BATHROOM

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

#### REAR GARDEN

There is a patio and decked area with a mainly laid lawn garden having borders home to a variety of shrubs and plants. There is a Summer house to the rear and alongside the property there is access to the Car Port.





**PARKING**

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

**CAR PORT**

17'5 x 7'7 (5.31m x 2.31m)

Benefiting from an up and over door with the facilities of both power and lighting.

**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

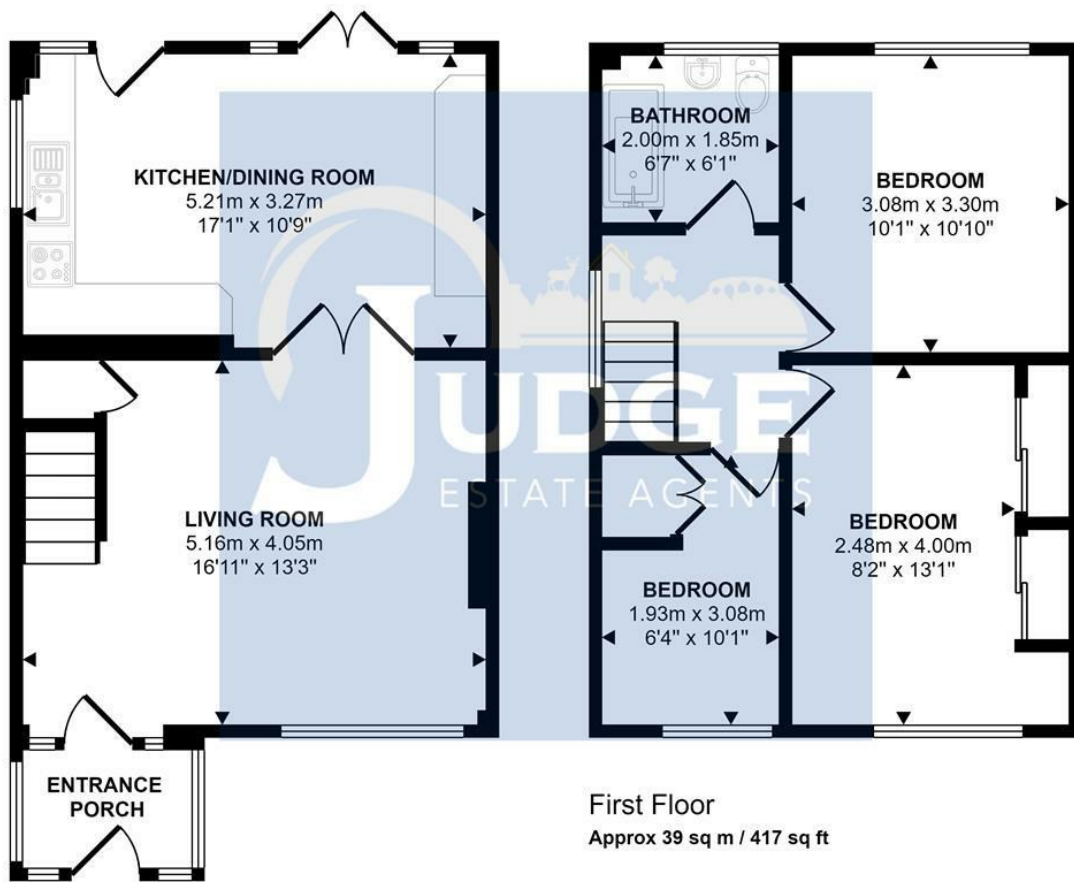
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

**MEASUREMENTS**

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



Approx Gross Internal Area  
80 sq m / 866 sq ft



Ground Floor  
Approx 42 sq m / 449 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		63	78
		EU Directive 2002/91/EC	

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	

