



- TWO BEDROOM DETACHED BUNGALOW
- CORNER PLOT
- HIGHLY FAVOURABLE LOCATION
- LOW MAINTENANCE GARDEN

- OFF ROAD PARKING AND GARAGE
- CLOSE TO BUS STOP
- READY FOR NEXT OWNER TO ADD OWN TOUCH
- COUNCIL TAX BAND - C

Price guide £245,000



Situated upon a corner plot comes offered for sale this two bedroom detached Bungalow. Ready for the next owner to renovate to their liking and style, this lovely home benefits from an Entrance Porch, Living Room, Inner Hall, Two Bedrooms, Bathroom and a Kitchen. Outside to the front and rear aspects are low maintenance garden areas and to the side a mature and well established bordered area as well as off road parking that leads to a detached Garage at the rear. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

LIVING ROOM

13'7 x 13' (4.14m x 3.96m)

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

INNER HALLWAY

There are doors that lead to:

KITCHEN

9'4 x 8'7 (2.84m x 2.62m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, Breakfast bar, Pantry, built in cupboard, power points, window and door to the side aspect leading to the side of the property.

BEDROOM

10'6 x 9'8 (3.20m x 2.95m)

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

BEDROOM

9'9 x 6'9 (2.97m x 2.06m)

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

BATHROOM

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

FRONT GARDEN

This is a mainly pebbled area with access leading alongside the Bungalow that has a mainly bordered area home to a variety of shrubs and plants. Then there is access to the off road parking and:

REAR GARDEN

The rear garden is fairly low maintenance that consists a patio, mainly pebbled area as well as borders home to a variety of shrubs and plants. There is access also the Garage.

PARKING

There is off road parking accessed via Hazelhead Road that leads to:





GARAGE

15'8 x 8'3 (4.78m x 2.51m)

Benefiting from an up and over door, power, lighting and a window to the side aspect.

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

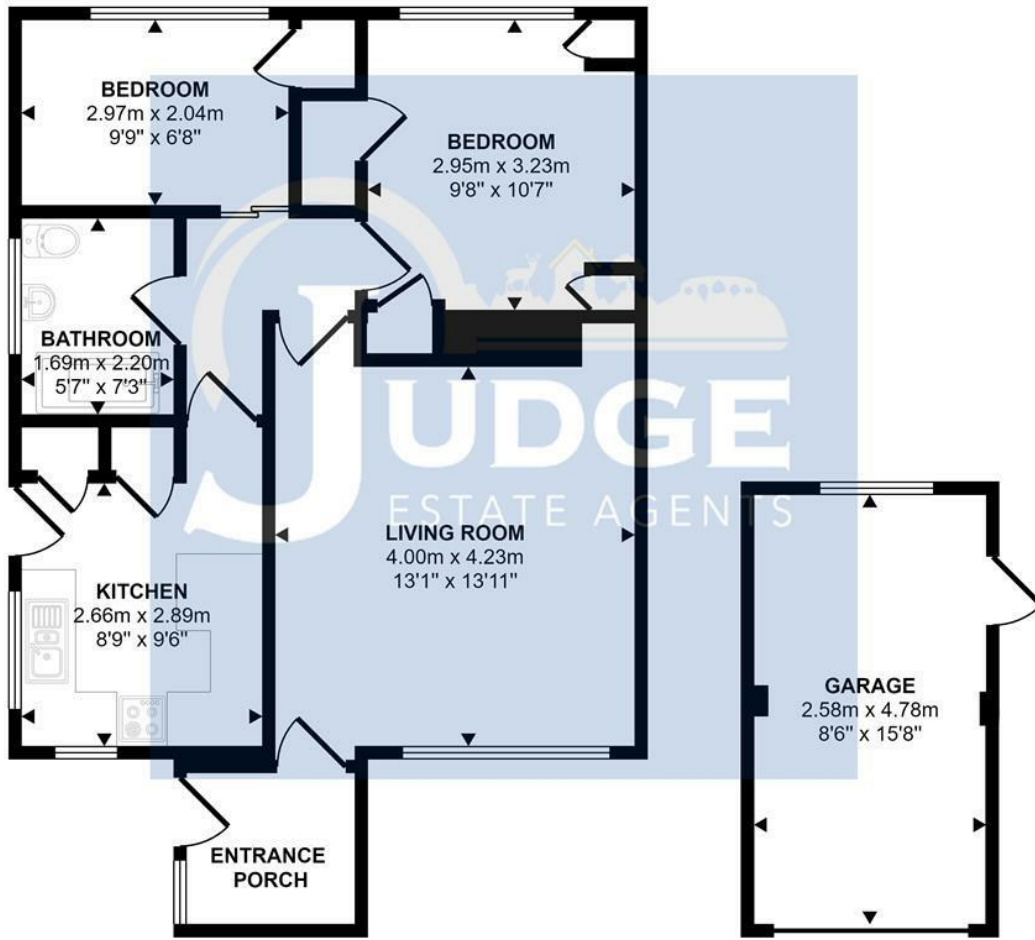
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask



Approx Gross Internal Area
71 sq m / 766 sq ft



Ground Floor
Approx 59 sq m / 633 sq ft

Garage
Approx 12 sq m / 133 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

