



- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
- LANDSCAPED EYE-CATCHING GARDEN
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- IDEAL FAMILY HOME
- OFF ROAD PARKING
- GARAGE
- FOUR PIECE BATHROOM SUITE
- COUNCIL TAX BAND - C

Price guide £309,950



This stunning, extended three bedroom semi-detached house is ideally located for access to the village primary and secondary schooling, a lovely home that benefits from an Entrance Porch, Living Room, Dining Room Area, Kitchen, First Floor Landing, Three Bedrooms and a Four Piece Family Bathroom. The rear garden is eye-catching and well maintained and from the front there is off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE PORCH**

There are windows to the front and side aspects, stairs leading to the first floor landing and a door to:

**LIVING ROOM**

12'10 x 10'10 (3.91m x 3.30m)

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

**DINING ROOM AREA**

11'7 x 7'9 (3.53m x 2.36m)

Having an under stairs cupboard, radiator, power points, patio doors to the rear aspect and there is also access through to:

**KITCHEN**

11'6 x 11'5 (3.51m x 3.48m)

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral fridge/freezer, integral oven, grill and hob with extractor, power points, window and door to the rear aspect.

**FIRST FLOOR LANDING**

Having access to the loft and doors to:

**PRIMARY BEDROOM**

19'1 x 8'5 (5.82m x 2.57m )

Benefiting from two windows to the front aspect, radiator, power points and an alcove area currently used as a dressing area.

**BEDROOM**

10'1 x 9'2 (3.07m x 2.79m)

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

**BEDROOM**

11'10 - 5'4 x 9'1 - 5'10 (3.61m - 1.63m x 2.77m - 1.78m)

With two windows to the rear aspect, radiator and power points.

**BATHROOM**

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Heated towel rail and Complimentary tiling.





#### REAR GARDEN

A beautifully designed and maintained garden that not only enjoys, patio and decked seating areas with a summer house and shed but this is all appreciating the view of an artificial stream running from the rear of the garden towards the house. (Must be seen to appreciate). There is also access to the rear of the property alongside the house to a Garage.

#### PARKING

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

#### GARAGE

13'8 x 7'4 (4.17m x 2.24m)

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

#### ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and

Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and

cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

#### VIEWINGS

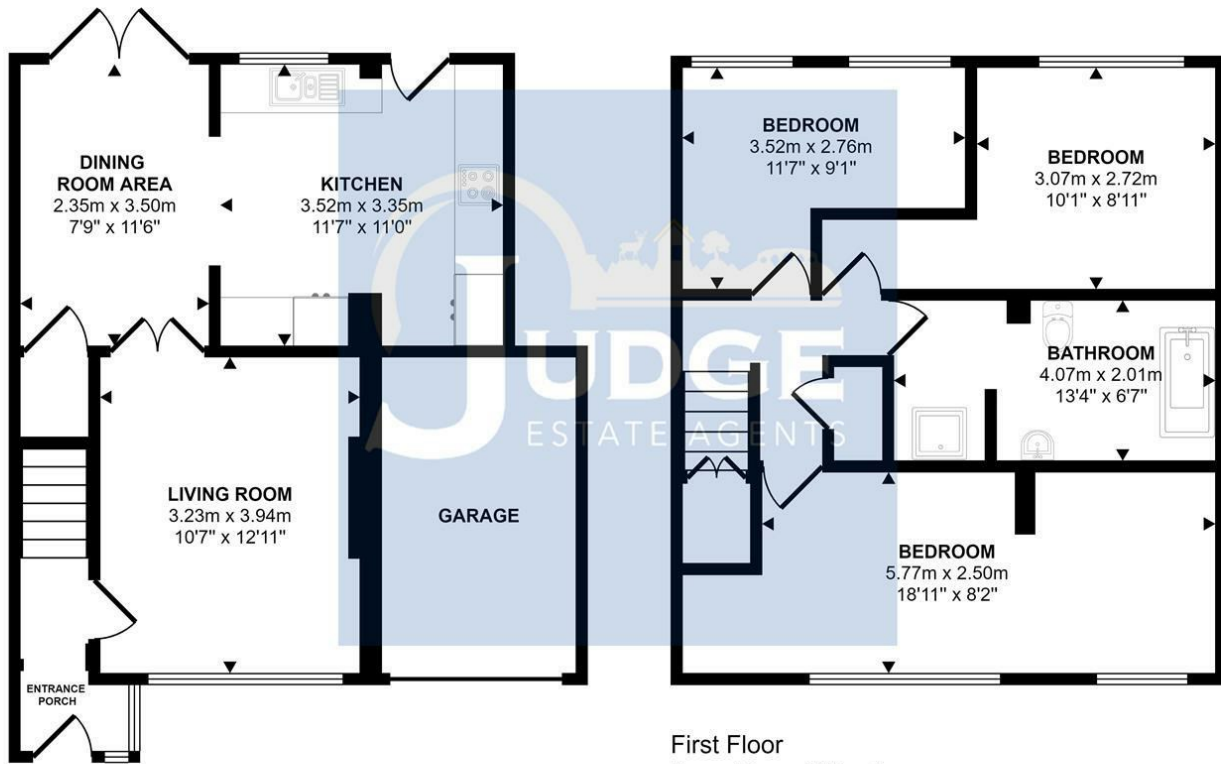
We always like any potential purchaser to follow our four steps

- 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  
101 sq m / 1082 sq ft



Ground Floor  
Approx 50 sq m / 538 sq ft

First Floor  
Approx 51 sq m / 544 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		74	87
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			

