



- TWO BEDROOM DETACHED BUNGALOW
- LOW MAINTENANCE EYE-CATCHING GARDEN
- GARAGE
- CONSERVATORY
- OFF ROAD PARKING
- COUNCIL TAX BAND - C

Asking price £300,000

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



A rare opportunity has arisen in the village of Anstey to purchase this detached two bedroom bungalow located close to the centre of Anstey. In brief this very well presented bungalow benefits from an Entrance hall, Living room, Kitchen, Conservatory, Two bedrooms and Bathroom. To the rear there is a well presented and eye-catching garden and from the front there is off road parking leading to Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having a radiator and a door to:

LIVING ROOM

13'11 x 10'11 (4.24m x 3.33m)

Benefiting from a bow fronted window, power points, TV point and a fire with feature surround.

KITCHEN

10'10 - 8'4 x 9'9 - 5'11 (3.30m - 2.54m x 2.97m - 1.80m)

Having a range of wall and base units with roll top work surfaces, sink with mixer tap, splash back tiling, power points, window to the rear aspect, radiator, pantry and door to:

CONSERVATORY

10'9 x 9'7 (3.28m x 2.92m)

Benefiting from windows to the rear and side aspects, power points, radiator and patio doors to the rear garden.

BEDROOM

10'11 (from fitted wardrobe) x 10'4 (3.33m (from fitted wardrobe) x 3.15m)

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

BEDROOM

11' x 7'10 from fitted wardrobes (3.35m x 2.39m from fitted wardrobes)

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

SHOWER ROOM

7'10 x 6' (2.39m x 1.83m)

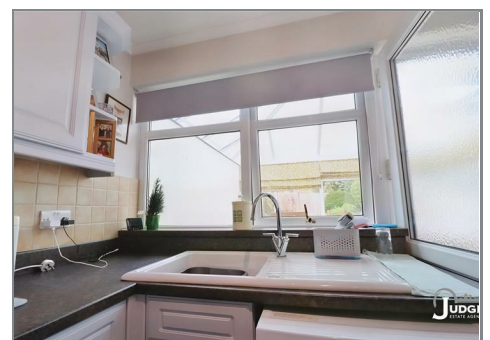
Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Window to the side aspect and a Heated towel rail.

REAR GARDEN

A beautiful garden which consists of a brick paved patio leading onto a pebbled and bordered area with seating sections to enjoy as well as a Shed. There are a variety of shrubs and plants within the borders.

PARKING

From the front there is off road parking that leads down one side of the bungalow to:





GARAGE

19'10 x 9'1 (6.05m x 2.77m)

Benefiting from an up and over door with a window to the side aspect 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.

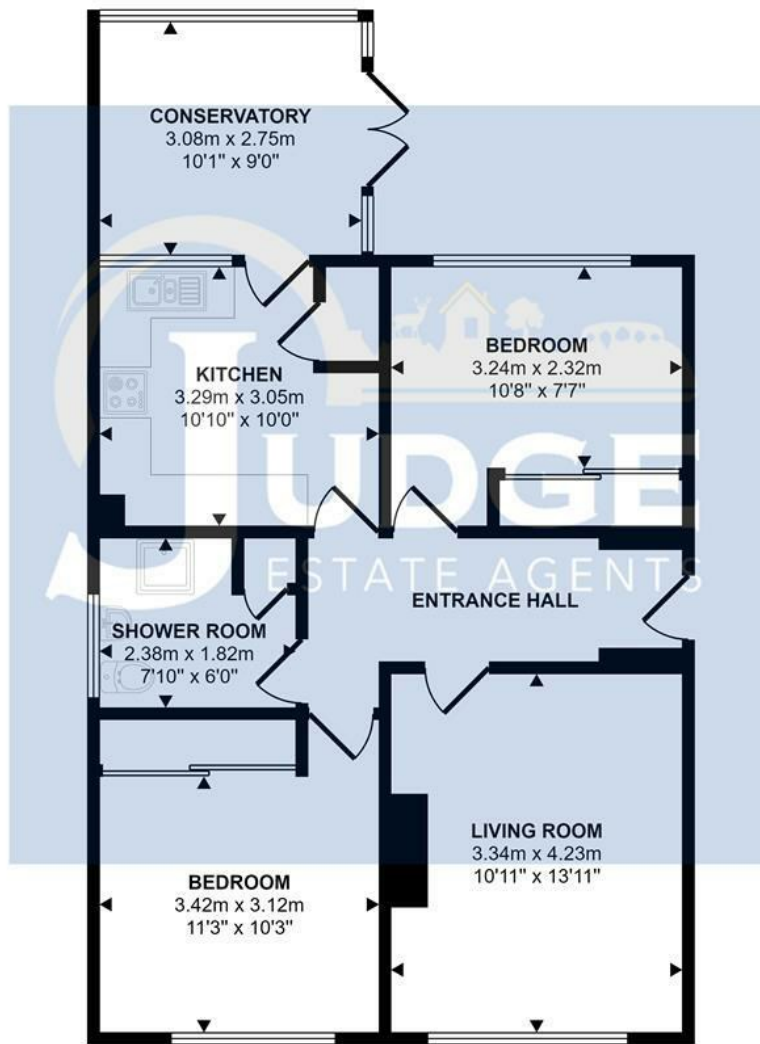
MEASUREMENTS

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.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of



Approx Gross Internal Area
70 sq m / 754 sq ft



Floorplan

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			
(21-38) F		52	
(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	

