



- EXTENDED THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING AND GARAGE
- IDEAL FAMILY HOME
- GOOD LINKS TO M1 AND MAJOR ROADS

- VERSATILE ACCOMMODATION
- UTILITY ROOM
- PRIME LOCATION WITHIN ANSTEY
- COUNCIL TAX BAND - C

Price guide £349,950

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



This extended, three bedroom detached house offers great versatility with spacious rooms to the ground floor and makes for an ideal family home. In brief this lovely home benefits from an Entrance Porch, Entrance Hall, Living Room Area, Dining Room Area, Utility, Kitchen/Breakfast, Study/Snug, First Floor Landing, Three Bedrooms and a Bathroom. There is a low maintenance rear garden with access to the rear of the Garage which is located off of Falcon Road where there is also off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having stairs that leads to the first floor landing, radiator, built in cupboard and doors to:

LIVING ROOM AREA

16'4 into bay x 12'3 (4.98m into bay x 3.73m)

Benefiting from a bay to the front with fitted seating, radiator, power points, TV point, log burner and access through to:

DINING ROOM AREA

9'11 x 9'2 (3.02m x 2.79m)

With patio doors to the rear aspect, radiator, power points and access to:

UTILITY

9'3 - 6'10 x 8'2 (2.82m - 2.08m x 2.49m)

There are wall and base units with work surface, sink with a mixer tap, plumbing for a washing machine, door to the side aspect, window to the rear aspect and power points.

KITCHEN/BREAKFAST

14'10 x 9'4 (4.52m x 2.84m)

Accessed via the Dining Room there are base units with work surfaces, sink with a mixer tap and double basin, Range oven, power points, window to the rear aspect, door to the side accessing the rear garden and there is also a door that leads to:

STUDY/SNUG

12'2 x 8'4 (3.71m x 2.54m)

Having a window to the front aspect, radiator, power points and TV point. This room offers fantastic versatility.

FIRST FLOOR LANDING

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

BEDROOM

12'4 x 10'7 maximum (3.76m x 3.23m maximum)

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





BEDROOM

11'5 x 10'10 (3.48m x 3.30m)

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

BEDROOM

8'2 x 7'5 (2.49m x 2.26m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

REAR GARDEN

A low maintenance garden with gated patio that leads to an artificial lawn with borders home to a variety of shrubs and trees. There is also a pebbled area and pathway through to the access of the Garage.

PARKING

Having off road parking accessed from the Falcon Road that leads to:

GARAGE

With an up and over door.

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.

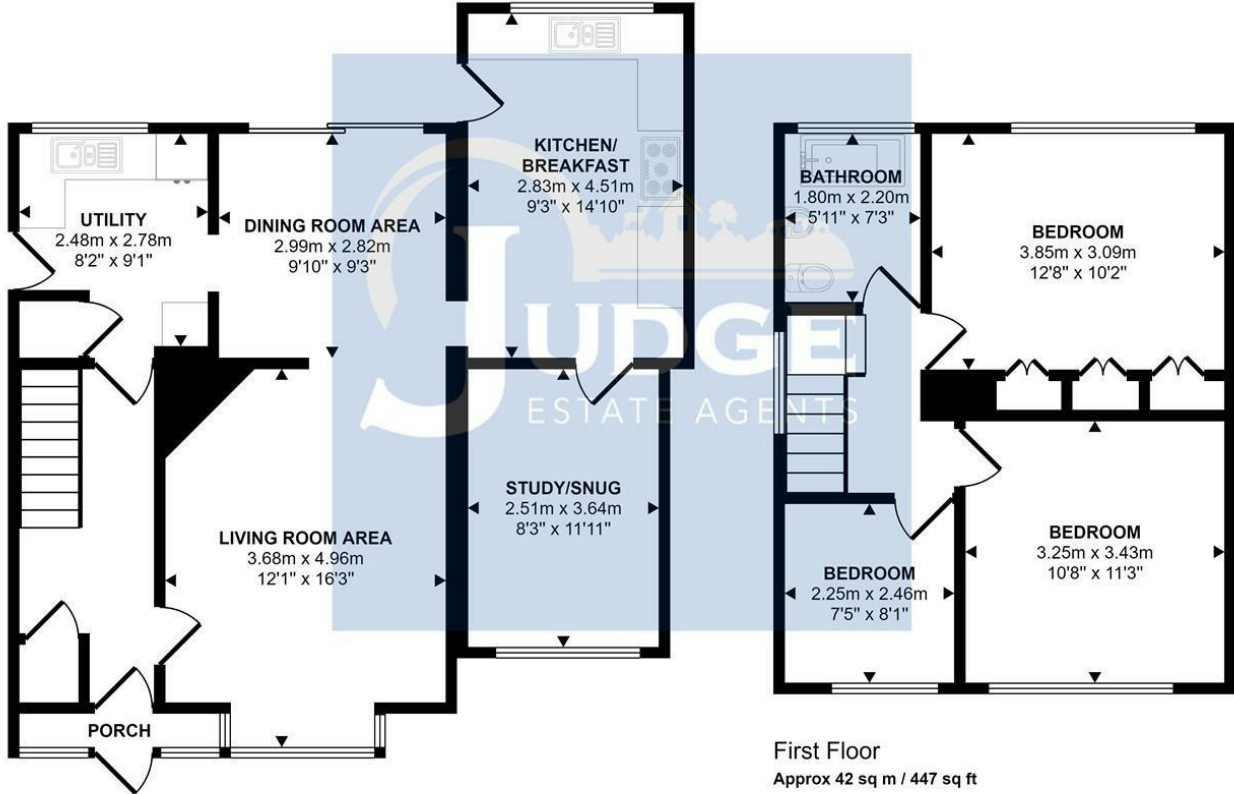
VIEWINGS

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



Approx Gross Internal Area
110 sq m / 1184 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 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	

