

- THREE BED END TOWN HOUSE
- OFF ROAD PARKING
- IDEAL FAMILY HOME

- GENEROUSLY SIZED BEAUTIFUL GARDEN
- EDGE OF VILLAGE POSITION
- COUNCIL TAX BAND - B

Asking price £265,000

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



This lovely three bedroom End-Townhouse is well situated upon the edge of this thriving North Leicestershire Village and briefly benefits from an Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. The rear appreciates a mature, well established and eye-catching generously sized rear garden. From the front there is off road parking that leads alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead up to the first floor landing, built in cupboard, radiator, power points and doors that lead to:

LIVING ROOM

13'3" into bay x 12'2" (4.04m into bay x 3.71m)

Benefiting from a bay fronted window, radiator, power points, TV point, fire with feature surround and a sliding door to:

DINING ROOM

11'8" x 11'8" (3.56m x 3.56m)

Having patio doors to the rear aspect, radiator, power points, window to the side aspect and a door to the Entrance Hall.

KITCHEN

16'11" x 8'7" - 6'8" (5.16m x 2.62m - 2.03m)

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob with extractor, integral dishwasher, windows to the rear and side aspects, power points, radiator and a door to the side aspect giving access to the rear garden.

FIRST FLOOR LANDING

With access to the loft which vendor advises is 80% boarded, power point and doors to:

BEDROOM

11'8" x 11'8" - 10'10" (3.56m x 3.56m - 3.30m)

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

BEDROOM

11'8" x 9'11" - 9'1" (3.56m x 3.02m - 2.77m)

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

BEDROOM

8'9" x 8'5" (2.67m x 2.57m)

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

BATHROOM

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





REAR GARDEN

A beautiful and generously sized garden that enjoys a patio that steps onto a mainly laid to lawn area all enjoying borders home to a number of shrubs, plants and trees as well as a pond, Summer House, Green House and vegetable patch area as well.

PARKING

From the front there is off road parking that leads alongside the property to:

GARAGE

Having 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
- 4) Please provide and assist proof of affordability

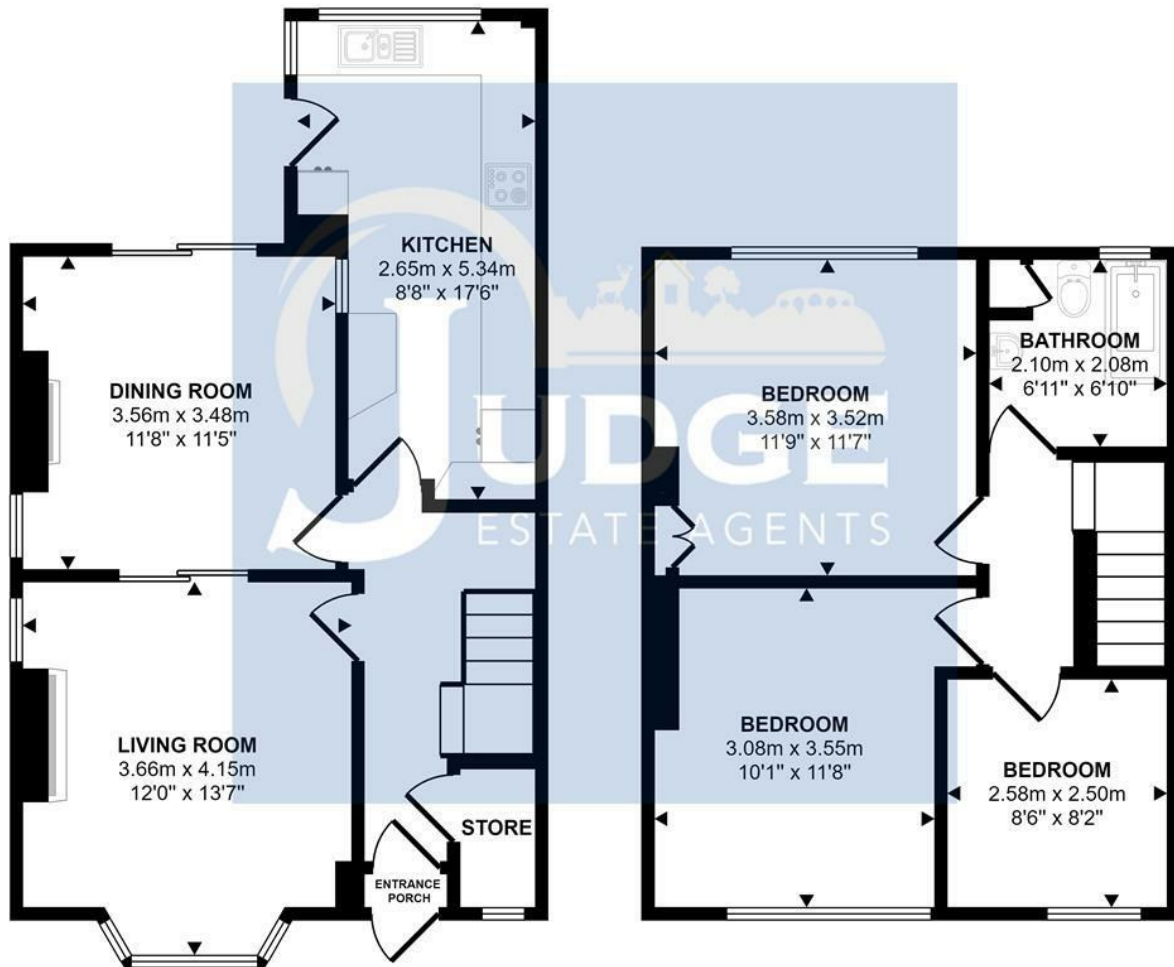
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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
91 sq m / 980 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft

First Floor
Approx 41 sq m / 445 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		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	

