

- THREE BEDROOM PERIOD SEMI-DETACHED HOUSE
- LANDSCAPED EYE-CATCHING GARDEN
- PRIME NORTH LEICESTERSHIRE VILLAGE LOCATION
- FOUR PIECE BATHROOM SUITE
- UTILITY
- BASEMENT
- LOFT CONVERSION
- GROUND FLOOR WC
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - B

Offers over £249,950

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Titled Holly Cottage this highly impressive three storey, three bedroom period, Semi-Detached House is very well situated within this thriving North Leicestershire village. A very well presented home that offers a Basement, Living Room, Dining Room, Kitchen, Utility, WC, Side Porch, First Floor Landing with Stairs leading to a Bedroom in Loft and also having doors that lead to Two Bedrooms and a Four Piece Bathroom. To the rear there is a landscaped and eye-catching garden with various seating areas. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### **BASEMENT**

16'4 x 11'3 (4.98m x 3.43m)

There are stairs that lead up to the Living Room however this is covered and there is access through a hatch from the front of the property. The Basement appreciates both power and lighting.

#### **LIVING ROOM**

17'1 into bay x 11'10 (5.21m into bay x 3.61m)

Benefiting from a bay fronted window, radiator, power points, TV point, Underneath the carpet there is a hatch to the basement, stairs leading up to the first floor landing and a door to:

#### **DINING ROOM**

11'11 x 11'10 (3.63m x 3.61m)

Having windows to the rear and side aspects, radiator, power points and door to:

#### **KITCHEN**

12' x 6'5 (3.66m x 1.96m)

With a range of wall and base units and work surfaces, sink with mixer tap, window to the side aspect, door to the Side Porch, Pantry, power points and a door to:

#### **UTILITY**

8'4 x 7'8 (2.54m x 2.34m)

There are a range of wall and base units with work surfaces, wine rack, plumbing for washing machine, window to the side aspect, power points and door to:

#### **WC**

Comprising a low level WC, Wash hand basin, radiator, windows and a door that also leads to the rear garden.

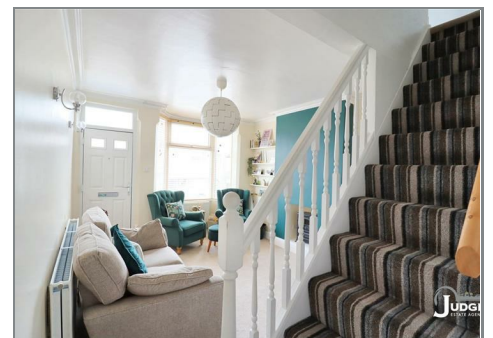
#### **SIDE PORCH**

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

Having windows to the side aspect, patio doors to the rear garden, power point, tap and gate to the shared access leading to the front of the property.

#### **FIRST FLOOR LANDING**

There is a radiator, power point, doors leading to two Bedrooms and the Bathroom and also a door that gives access to the stairway leading to:





#### BEDROOM

12'7 x 12'4 (3.84m x 3.76m)

Benefiting from Velux windows to both the front and rear aspects, power points and TV point.

#### BEDROOM

13'7 - 12'9 x 8'10 (4.14m - 3.89m x 2.69m)

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

#### BEDROOM

11'11 x 10'1 (3.63m x 3.07m)

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

#### BATHROOM

11'11 x 6'4 (3.63m x 1.93m)

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Radiator, Window to the rear aspect, Complimentary tiling and an Airing cupboard.

#### REAR GARDEN

A beautiful and well established rear garden that enjoys paved pathway and patio that leads up to a decked area, borders and a mainly laid to lawn that leads up to a further raised decked seating area with a Shed. There are borders home to various trees, shrubs and plants.

#### 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



Approx Gross Internal Area  
136 sq m / 1459 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.

