

- THREE BEDROOM DETACHED HOUSE
- TRADITIONAL FEATURES
- BEAUTIFUL GARDEN
- POTENTIAL FOR FOURTH BEDROOM
- WITHIN CLOSE ACCESS TO BRADGATE PARK

- IDEAL FAMILY HOME
- GENEROUSLY SIZED ROOMS
- AMPLE OFF ROAD PARKING
- FIRST FLOOR BATH AND SHOWER ROOMS
- COUNCIL TAX BAND-D

Asking price £539,950

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



Nestled within one of the most highly sought after parts of this thriving village comes offered for sale a versatile, three bedroom detached family home. This charming house boasts a wealth of beautiful original features and has in the past been extended which in turn offers further conversion for four (Converting either the Bathroom or Shower Room into a Bedroom). In brief this fantastic home is entered via electric gated access that then leads to a driveway for a number of vehicles. Internally there is an Entrance Hall, Living Room through to Dining Room, Conservatory, Kitchen, Study/Snug, First Floor Landing, Three Bedrooms, Bathroom and Shower Room. To the rear of the property there is an eye-catching established and well-maintained garden that must be seen and from the front there is a laid to lawn area.

ENTRANCE HALLWAY

Having stairs leading to the first floor landing, radiator and doors to:

LIVING ROOM

16'3 into bay x 11'11 (4.95m into bay x 3.63m)

Benefiting from a bay fronted window, radiator, power points, TV point, wood burner, windows to the side aspect and sliding door to:

DINING ROOM

11'5 x 11' (3.48m x 3.35m)

Having two windows to the side aspect, radiator, power points and French doors to:

CONSERVATORY

16'1 x 15'9 (4.90m x 4.80m)

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

KITCHEN

15'5 x 11'5 - 7'3 (4.70m x 3.48m - 2.21m)

Having a range of wall and base units, work surfaces, sink with mixer tap, second basin and drainer, integral oven, hob, grill and extractor fan, radiator, Utility cupboard with plumbing for a washing machine, power points, two windows to the rear aspect and door to a side porch with doors to the rear garden and a door to the Garage.

STUDY/SNUG

14'8 x 8'11 (4.47m x 2.72m)

Benefiting from a bay fronted window, radiator and power points. This also if needed be ideal for a ground floor Bedroom.

FIRST FLOOR LANDING

Please note the vendor has advised the loft is boarded. From the first floor there are doors to:

MASTER BEDROOM

24' x 9'3 (7.32m x 2.82m)

Benefiting from windows to the front and rear aspects, radiator and power points.





BEDROOM

15'10 x 10'5 maximum (4.83m x 3.18m maximum)

Benefiting from a bay fronted window, radiator, power points, window to the side aspect and fitted wardrobes.

BEDROOM

11'6 x 10'11 maximum (3.51m x 3.33m maximum)

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

BATHROOM

7'4 x 5'11 (2.24m x 1.80m)

Comprising a low level WC, wash hand basin, bath with complimentary tiling, window to the rear aspect, airing cupboard and radiator.

SHOWER ROOM

8'4 x 7'11 (2.54m x 2.41m)

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, radiator, fitted wardrobes and window to the front aspect.

REAR GARDEN

This extensive, well established garden enjoys patio seating areas as well as a mainly laid to lawn area and mature borders with a number of flowers, plants, shrubs and trees. There is side access that leads to the front of the property. There is a lean to store along the side of the property which has a front and rear entrance.

FRONT GARDEN

Having a laid to lawn area with a lovely mature tree.

PARKING

From the front there is electric gated access that leads to brick paved off road parking for a number of vehicles.

ANSTEY VILLAGE

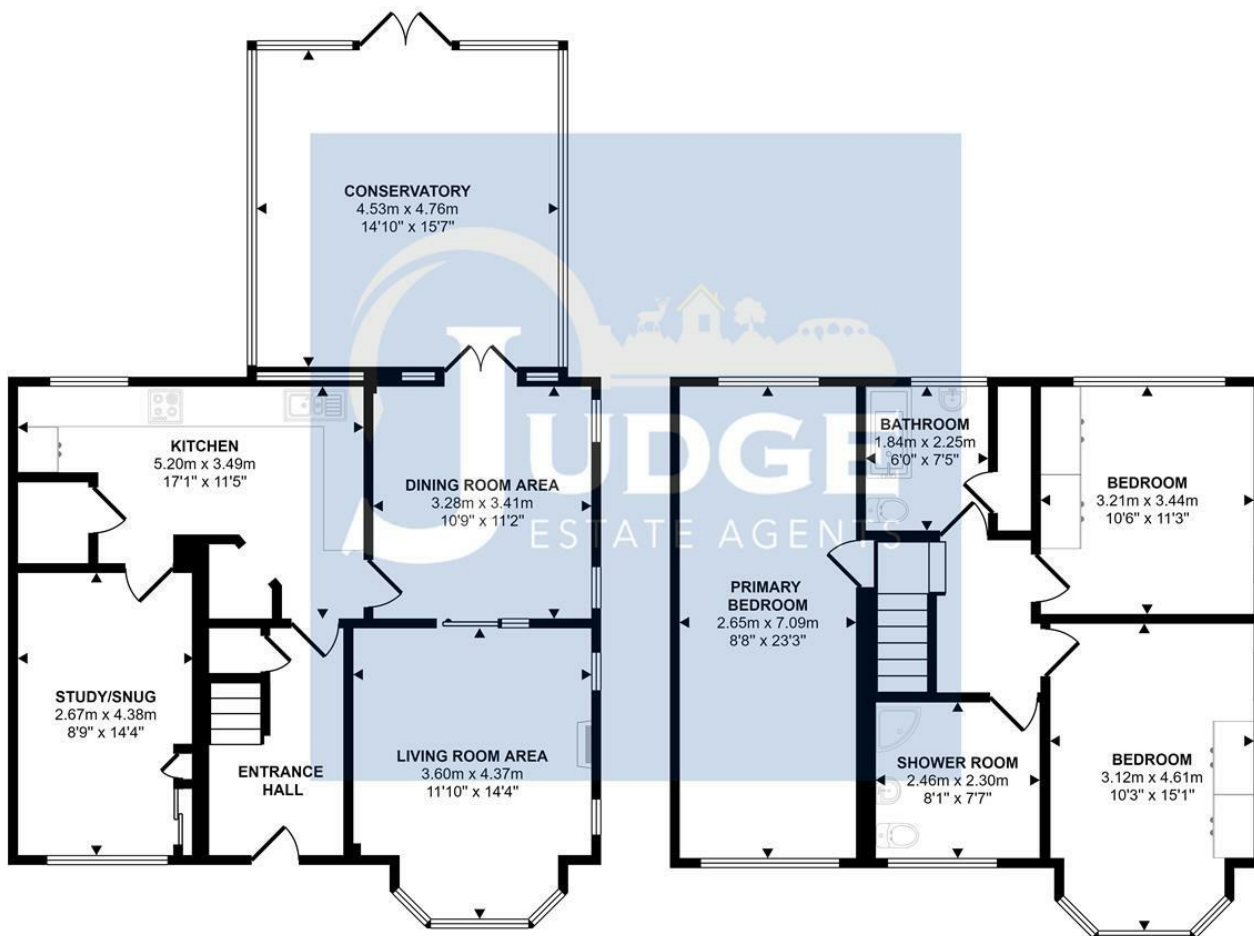
Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St.

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.



Approx Gross Internal Area
151 sq m / 1622 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		54	68
(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		35	69
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

