



- THREE BEDROOM SEMI-DETACHED HOUSE
- CONSERVATORY
- HIGHLY SOUGHT AFTER POSITION

- OFF ROAD PARKING
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - C

Price guide £275,000



Located within one of the highly sought after and regarded parts of this thriving North Leicestershire village comes offered for sale this ideal family home. This very well presented three bedroom semi-detached house benefits from an Entrance Porch, Living Room through to a Dining Room, Conservatory, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. To the rear there is a laid to lawn, pebbled and bordered mature and well maintained garden. From the front there is off road parking that has gated access alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There are windows to the front and side aspects and a door to:

LIVING ROOM

16'7 x 12'11 (5.05m x 3.94m)

Benefiting from a window to the front aspect, radiator, power points, TV point, stairs leading to the first floor landing and access through to:

DINING ROOM

10'9 x 8'11 (3.28m x 2.72m)

Having a radiator, power points, door to the Kitchen and Conservatory doors to:

CONSERVATORY

9'9 x 7'9 (2.97m x 2.36m)

With windows to the rear and side aspects, power points and patio doors to the side aspect.

KITCHEN

10'5 x 7'5 (3.18m x 2.26m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, power points, window to the side aspect and a door to the rear garden.

FIRST FLOOR LANDING

Having a window to the side aspect, radiator, loft access and doors that lead to:

BEDROOM

12'11 x 10' (3.94m x 3.05m)

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM

10'9 x 10' (3.28m x 3.05m)

With a window to the rear aspect, radiator, power points, airing cupboard and fitted cupboard.

BEDROOM

10' x 6'5 (3.05m x 1.96m)

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, Heated towel rail, Complimentary tiling and a Window to the rear aspect.

REAR GARDEN

A lovely garden that enjoys a laid to lawn and bordered garden with gravelled seating area.

PARKING

From the front there is brick paved off road parking that leads to a gate that further leads alongside the property to:

GARAGE

Benefiting from 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

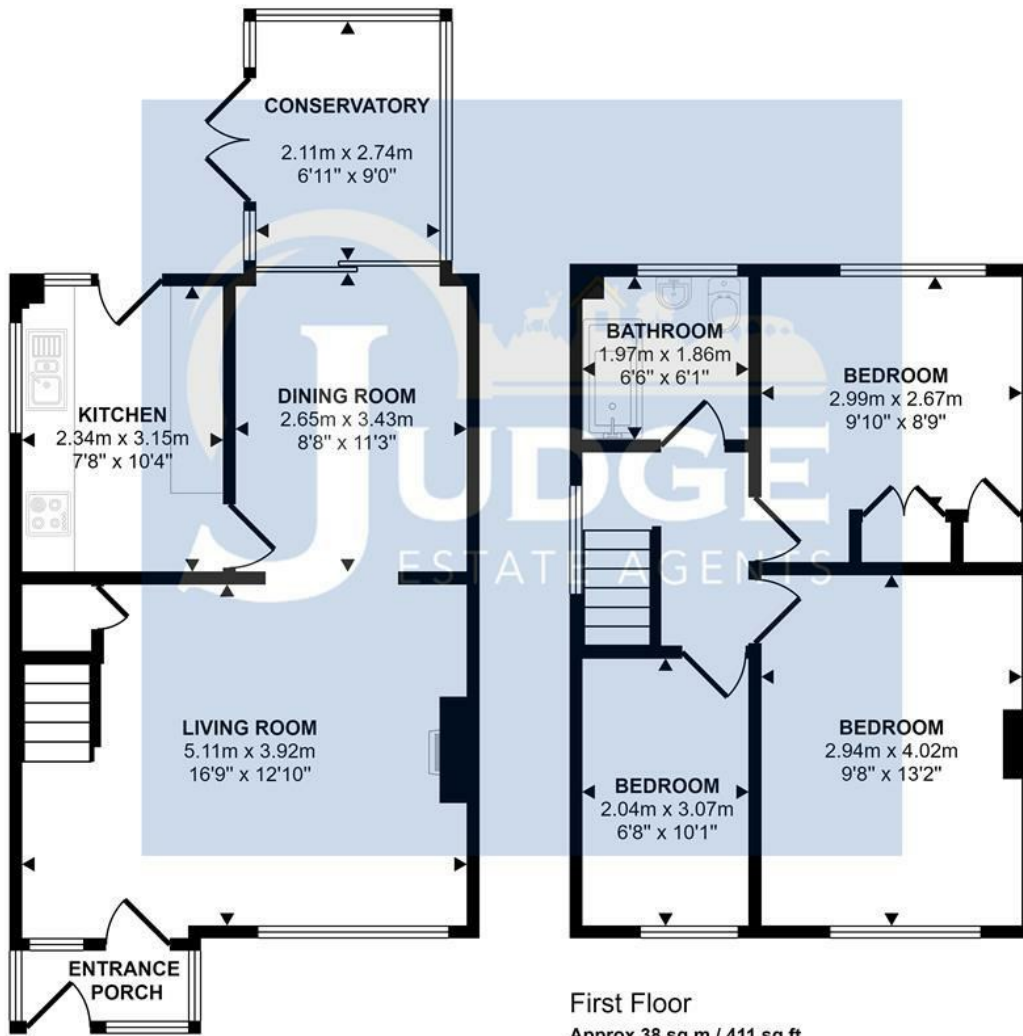
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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
85 sq m / 912 sq ft



Ground Floor
Approx 47 sq m / 501 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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 55 | |
| (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 | |

