



- TWO BEDROOM PERIOD PROPERTY
- EYE-CATCHING COTTAGE GARDEN
- HIGHLY SOUGHT AFTER VILLAGE

- SPACIOUS LIVING/DINING ROOM
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - B

Asking price £250,000



This fantastic and spacious two bedroom End-Terrace period property enjoys a blend of period features making an ideal first time purchase, Located within one of the most highly sought after villages this lovely home benefits from an Entrance Hall, Living/Dining Room, Kitchen, Rear Porch/Utility, First Floor Landing with Two Bedrooms and also there is a door leading to the Loft Room. Outside the cottage garden at the rear appreciates raised borders as well as a pond and established borders. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAILS.

#### LIVING/DINING ROOM

27'6 x 14'10 - 9'8 (8.38m x 4.52m - 2.95m)

There is a brick feature wall with a TV point, Log burner, window to the front aspect, radiator, power points, under stairs cupboard, patio doors to the rear garden and a door that leads to:

#### KITCHEN AND REAR PORCH AREA

14'7 x 7'11 (4.45m x 2.41m)

Benefiting from a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, grill and hob with extractor, windows to both the side and rear aspects, power points, plumbing for a washing machine and door to the side leading to the rear garden.

#### FIRST FLOOR LANDING

There is a radiator, power point, window to the side aspect, door to the stairway leading to the Loft room and there are also doors that lead to:

#### BEDROOM

12' x 11'8 (3.66m x 3.56m)

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

#### BEDROOM

11'11 x 11'10 - 9' (3.63m x 3.61m - 2.74m)

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

#### BATHROOM

9'1 x 7'10 - 5'2 (2.77m x 2.39m - 1.57m)

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

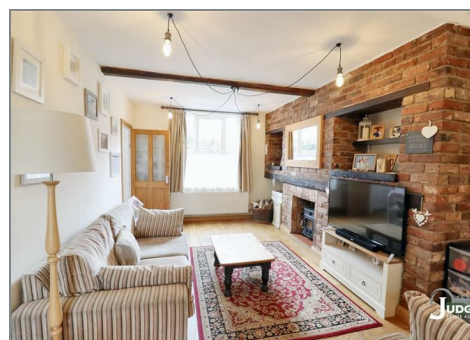
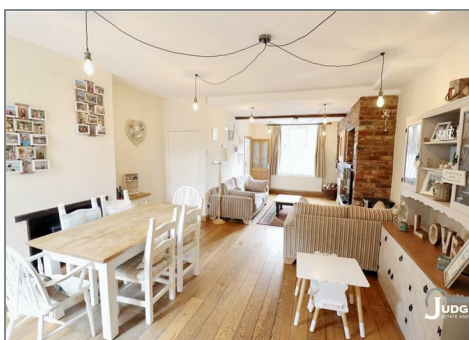
#### LOFT ROOM

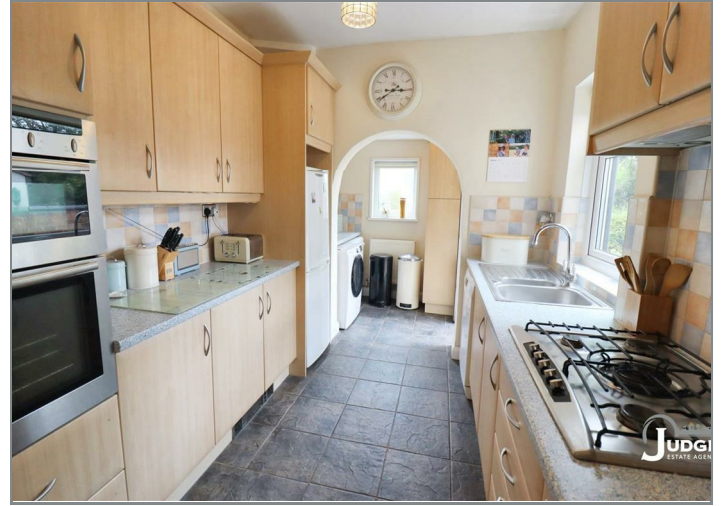
12'11 x 12'6 (3.94m x 3.81m)

Having a window to the rear aspect, power points and fitted cupboards.

#### REAR GARDEN

An eye-catching and relaxing cottage style garden with paved area leading and stepping towards the rear where is





there is a gravelled and paved seating area. This is all appreciated by raised borders home to a number of shrubs, plants and flowers. There is also a pond and side access towards the front.

#### 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.

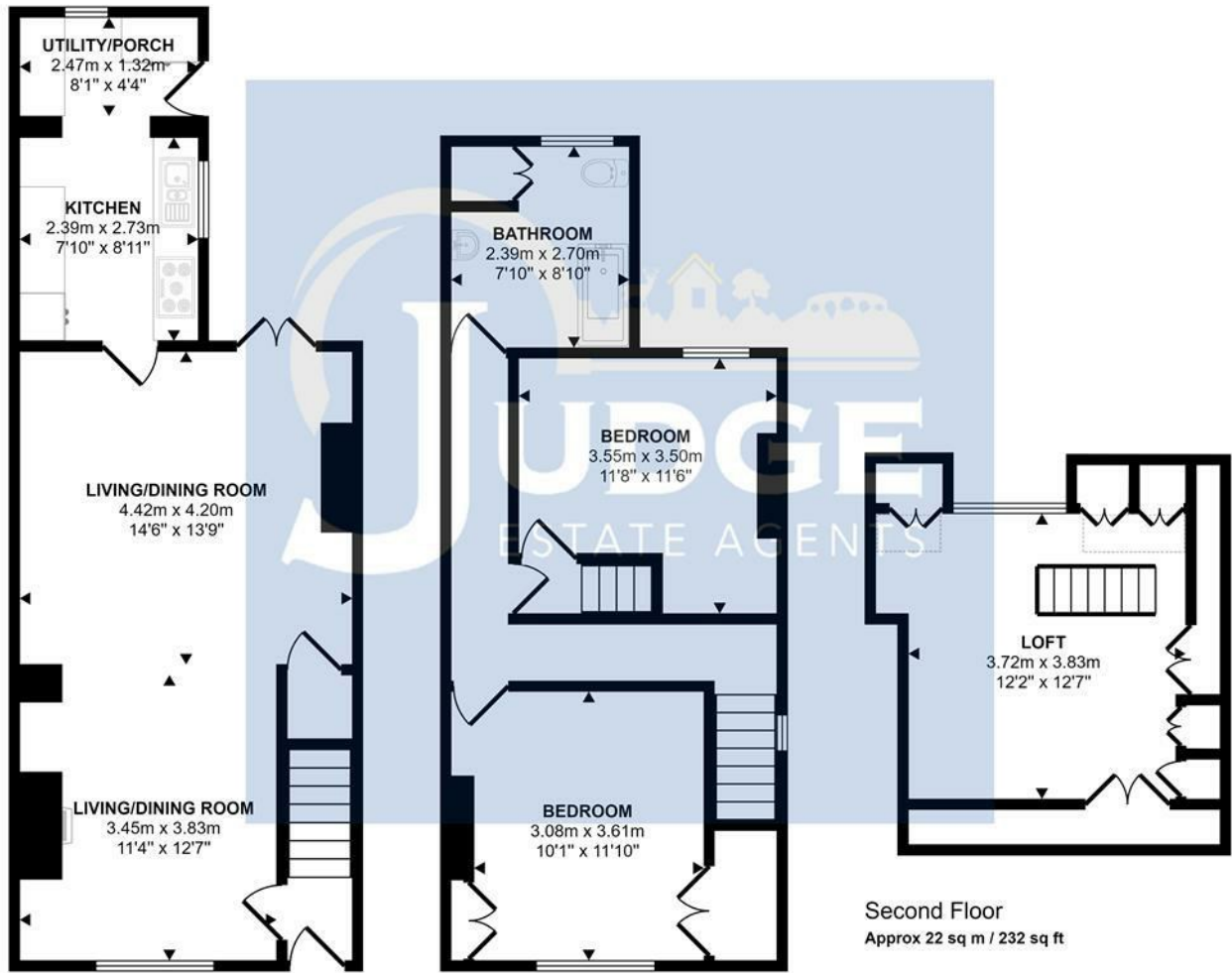
#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending



Approx Gross Internal Area  
112 sq m / 1209 sq ft



Denotes head height below 1.5m

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			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
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