

- EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE
- DETACHED GARDEN ROOM
- STUDY
- KITCHEN/DINING/LOUNGE
- IDEAL FAMILY HOME
- DOUBLE GARAGE
- LANDSCAPED REAR GARDEN
- GROUND FLOOR BATHROOM
- EN-SUITE TO PRIMARY BEDROOM
- COUNCIL TAX BAND - B

Asking price £429,950

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



This property has not only been vastly extended but fitted to a very high standard making this a rare opportunity to purchase a spacious and stunning four bedroom home. This extended four bedroom semi-detached house within a cul-de-sac position briefly benefits from an Entrance Hall, Living Room, Kitchen/Dining/Lounge, Study, Bathroom, First Floor Landing, Four Bedrooms and an En-Suite to the Primary Bedroom. There is also a Family Shower Room. To the rear of the property there is a landscaped garden with patio and artificial lawn areas as well as a generously sized Garden room partly opened for seating area and also an enclosed area ideal for multi-purpose. There is off road parking from the front that leads to a 24'10 x 13'10 Double Garage with side entrance. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor landing, radiator and a door that leads to:

LIVING ROOM

13'5 x 12'11 (4.09m x 3.94m)

Benefiting from a window to the front aspect, radiator, power points, TV point and French doors that lead to:

KITCHEN/DINING/LOUNGE

21'4 x 14'7 (6.50m x 4.45m)

A lovely open and spacious area that hosts wall and base units with space saving drawers, double integral ovens with slide and hide doors, hob with extractor, sky lantern, Bi-Folding doors to the rear aspect, radiator, power points, TV point and a door to:

STUDY

9'6 x 7'11 (2.90m x 2.41m)

Benefiting from a window to the rear aspect, radiator, power points, door to the Garage and door to:

BATHROOM

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

FIRST FLOOR LANDING

With doors that lead to:

PRIMARY BEDROOM

17'6 x 13'8 (5.33m x 4.17m)

Benefiting from a window to the front aspect, radiator, power points, walk in wardrobe and a door to:

EN-SUITE

Comprising a low level Wash hand basin, Walk in Shower, WC, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

BEDROOM

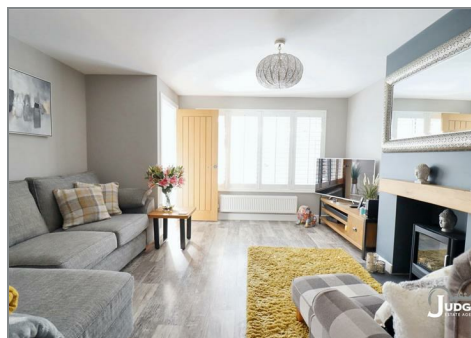
10'9 x 10'2 (3.28m x 3.10m)

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

BEDROOM

13'4 x 9'10 (4.06m x 3.00m)

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





BEDROOM

10'3 x 6'11 - 6'6 (3.12m x 2.11m - 1.98m)

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

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

REAR GARDEN

A beautiful and eye-catching garden with a patio that steps up to an artificial lawn and further patio area leading to:

GARDEN ROOM

This brilliant addition to the garden enjoys a sheltered seating area with lighting that measures 13'10 x 8'10 and there are double doors at the side leading to the Garden room where there is power, lighting and Bi-Folding doors. This area offers an array of uses and measures 19'1 x 15'10 - 13'6.

PARKING

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

GARAGE

24'10 x 13'10 (7.57m x 4.22m)

Benefiting from an electric door, power and lighting, wall and base units with work surface, sink with mixer tap and drainer and plumbing for a washing machine. There is also a door to the side accessing the front of this lovely home.

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

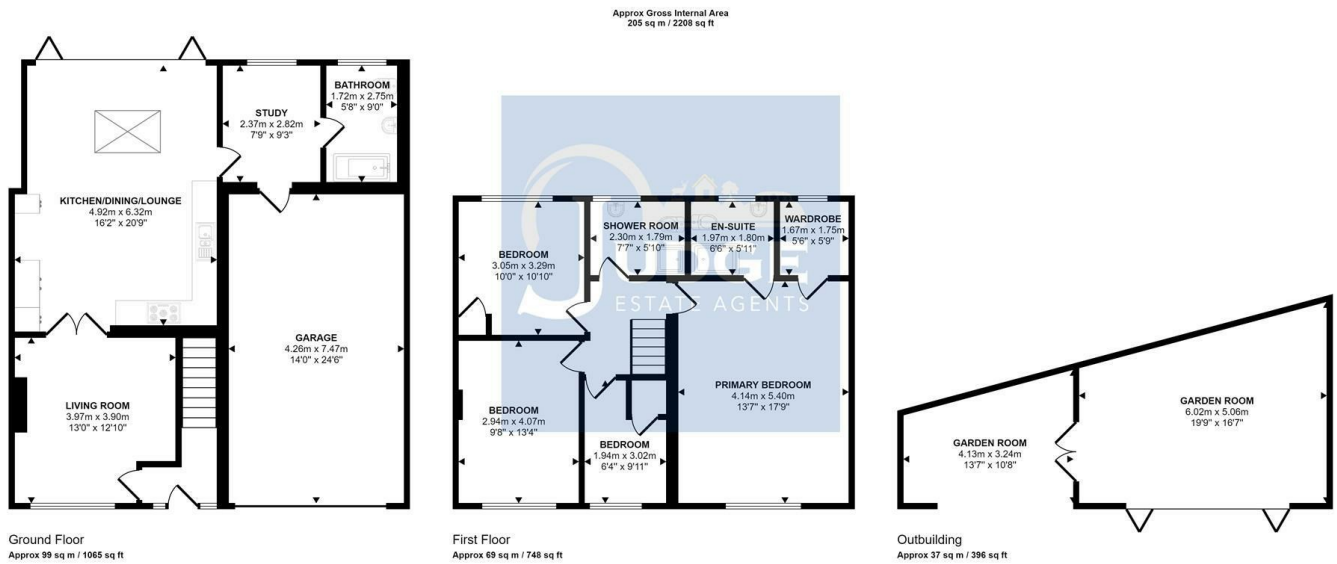
north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A 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





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		

