

- THREE BEDROOM SEMI-DETACHED HOUSE
- IDEAL FAMILY HOME
- IDEAL FOR ACCESS TO MAJOR ROAD AND M1
- OFF ROAD PARKING & GARAGE
- CUL-DE-SAC POSITION
- COUNCIL TAX BAND - C

Asking price £262,500

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



Based within this highly regarded Cul-De-Sac in a very sought after village comes offered for sale this three bedroom semi-detached family home. A lovely home that in brief benefits from an Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. There is an established rear garden and from the front there is off road parking with gated access to further parking that leads up to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having radiator, under stairs cupboard, built in cupboard, stairs to the first floor landing and doors to

LIVING ROOM

16'11 x 10'11 (5.16m x 3.33m)

Benefiting from a bay fronted window, radiator, power points, TV point, feature fire surround and doors through to:

DINING ROOM

9'1" x 8'8" (2.77 x 2.64)

With patio doors leading to the rear garden, radiator, power points and access through to:

KITCHEN

11'10" x 8'0" (3.6 x 2.44)

Having a range of wall and base units with roll top work surfaces, sink with mixer tap and drainer, splash back tiling, power points, integral oven, hob, window to the rear aspect and door to the side accessing the off road parking.

FIRST FLOOR LANDING

Benefiting from loft access, window to the side aspect and doors to

PRIMARY BEDROOM

11'7 x 10' maximum (3.53m x 3.05m maximum)

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

BEDROOM

12'1 x 11'1 (3.68m x 3.38m)

There is a window to the rear aspect, radiator, power points and fitted cupboard.

BEDROOM

8'3" x 7'0" (2.51 x 2.13)

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

BATHROOM

Comprising from low level WC, Wash Hand Basin, Bath with Shower over, Radiator, Complimentary tiling and a Window to the side aspect.





REAR GARDEN

Having a patio that then leads to a laid to lawn garden with borders home to a shrubs and plants.

PARKING

From the front can be found off road parking leading to gated access that further leads alongside the property to:

GARAGE

16'8 x 8'4 (5.08m x 2.54m)
Having 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

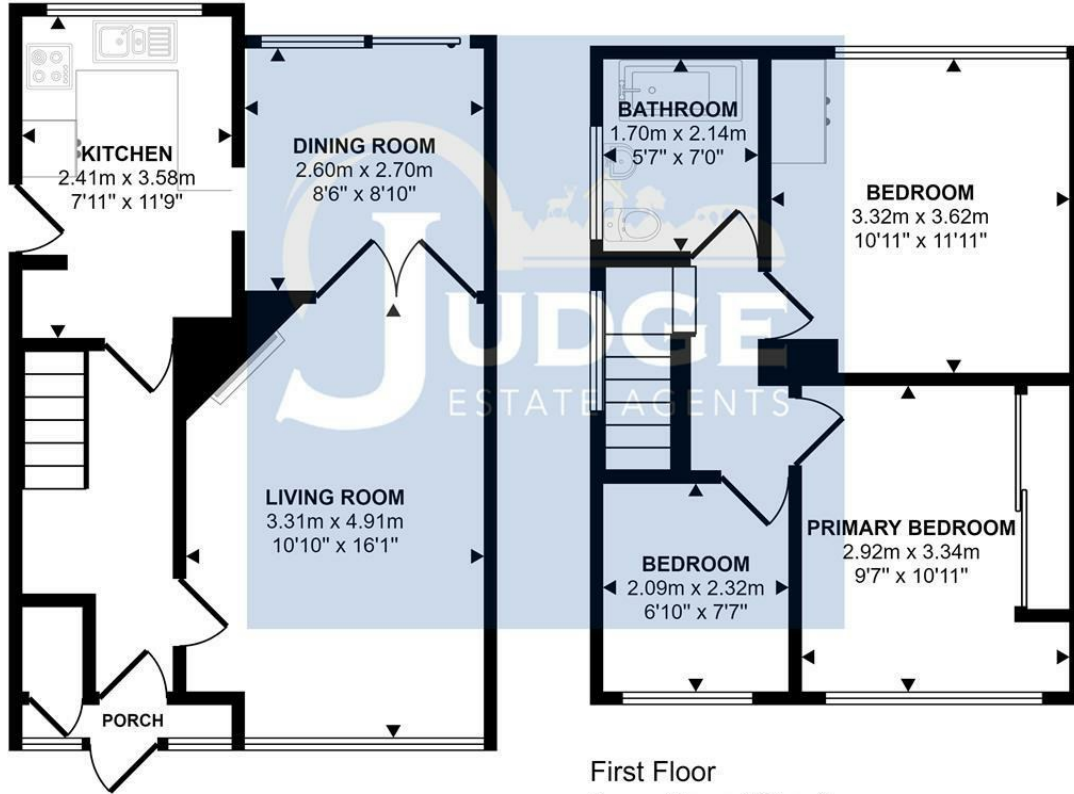
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo



Approx Gross Internal Area
77 sq m / 826 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	85
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		61	71
EU Directive 2002/91/EC			

