



- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFUL REAR GARDEN
- EYE-CATCHING REAR GARDEN
- IDEAL FOR ACCESS TO M1 & A ROAD
- SPACIOUS KITCHEN/DINING/LOUNGE

- OFF ROAD PARKING AND GARAGE
- EDGE OF VILLAGE LOCATION
- NO UPWARD CHAIN
- EN-SUITE TO PRIMARY BEDROOM
- COUNCIL TAX BAND - E

Asking price £475,000

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



Located within this modern development completed by Davidsons Homes comes offered for sale this immaculate, four bedroom detached family home. Located upon an enviable position enjoying views from the front, this lovely home benefits from an Entrance Hall, Study, Living Room, Utility, WC, Kitchen/Dining/Lounge, First Floor Landing, Four Bedrooms with an En-Suite and Dressing Area. There is also a Four Piece Family Bathroom. Outside to the rear there is a landscaped, eye-catching garden and from the front, accessed down a shared driveway there is off road parking alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There is a radiator, power point, stairs leading down to the Kitchen/Dining/Lounge as well as stairs leading up to the First Floor Landing, there are doors giving access to:

LIVING ROOM

15'2 x 11' (4.62m x 3.35m)

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

STUDY

8'7 x 6' (2.62m x 1.83m)

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

UTILITY

6'4 x 5'3 (1.93m x 1.60m)

With wall and base units with work surface, plumbing for a washing machine, power points and a door to:

WC

Comprising a low level WC, Wash basin, Window to the side aspect and a Radiator.

KITCHEN/DINING/LOUNGE

26'11 x 13'10 - 9'4 (8.20m x 4.22m - 2.84m)

An impressive spacious room that has a Kitchen area with a range of wall and base units and work surfaces, integral oven, microwave, hob with extractor fan, integral dishwasher, Island

with Breakfast bar and a sink with double basin. There are radiators, power points, TV point, windows and patio doors to the rear aspect.

FIRST FLOOR LANDING

There is an airing cupboard and doors that lead to:

PRIMARY BEDROOM

11'3 x 9'8 (3.43m x 2.95m)

Benefiting from a window to the front aspect, radiator, power points access through to the Dressing area with built in double wardrobes, window to the front aspect and a radiator. There is also a door from the Bedroom to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator and a Window to the side aspect.





BEDROOM

11'7 x 8'7 (3.53m x 2.62m)

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

BEDROOM

10'3 x 9'3 (3.12m x 2.82m)

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

BEDROOM

9'2 x 9'1 (2.79m x 2.77m)

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

BATHROOM

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

REAR GARDEN

A lovely and eye-catching garden that comprises from a patio that leads onto a mainly laid to lawn garden with gravelled and raised borders home to a number of shrubs, plants and trees. There is also a door to the Garage.

PARKING

Accessed via a shared driveway from Wilford Road there is off road parking leading alongside the property to:

GARAGE

19'8 x 10'3 (5.99m x 3.12m)

Benefiting from an up and over door with the facilities of both power and lighting.

LOCATION

This lovely development benefits from giving fantastic to both Anstey and Glenfield as well as links to the motorway. There is a play area for children and a lovely walkway that takes you into the main village of Anstey. Please note there is a management charge that is payable to maintain the communal green land and woodland.

ANSTEY VILLAGE

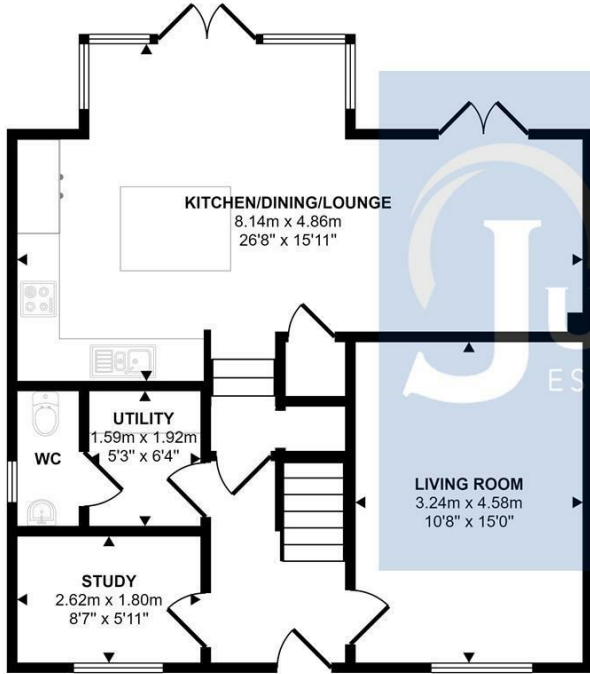
Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and

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.

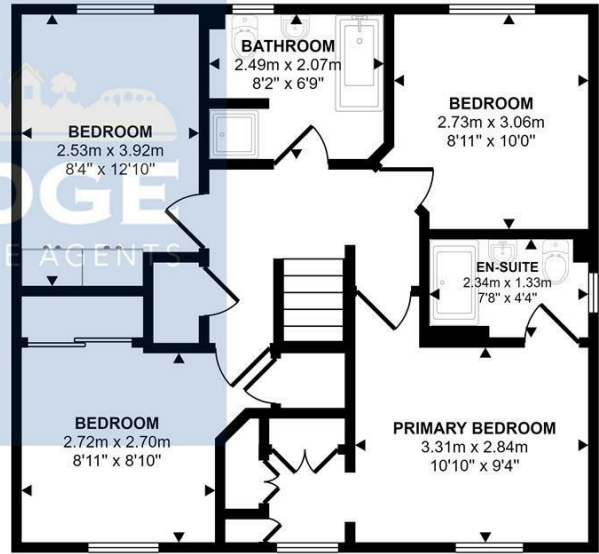
Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village 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



Approx Gross Internal Area
127 sq m / 1366 sq ft



Ground Floor
Approx 66 sq m / 706 sq ft



First Floor
Approx 61 sq m / 659 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		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	

