

- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- GROUND FLOOR BATHROOM
- PRIME POSITION IN ANSTEY VILLAGE
- EXTENSIVE REAR GARDEN
- GARAGE
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - B

Price guide £279,950



Located upon this highly favourable part of Anstey village comes offered for sale this traditional three bedroom semi-detached house. A lovely home that in brief benefits from an Entrance Hall, Living Room, Bathroom, Kitchen/Breakfast, Conservatory, First Floor Landing, Three Bedrooms and a Shower Room. From the rear outside there is a well established and eye-catching generously sized garden, from the front there is off road parking that also leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs that lead to the first floor landing and doors that lead to:

#### LIVING ROOM

13'10 x 12'11 into bay (4.22m x 3.94m into bay )  
Benefiting from a bay fronted window, radiator, power points, TV point, Log burner and an under stairs cupboard.

#### BATHROOM

5'10 x 5'8 (1.78m x 1.73m)  
Comprising a low level WC, Wash hand basin, Spa Bath with Shower over, Radiator, Complimentary tiling and a Window to the rear aspect.

#### KITCHEN/BREAKFAST

11' x 10' (3.35m x 3.05m)  
There are wall and base units with work surfaces, sink with a mixer tap and drainer, power points, window to the rear aspect and a door that leads to:

#### CONSERVATORY

13'1 x 6'9 (3.99m x 2.06m)  
With windows to the side and rear aspects, power points, patio doors to the rear garden and there are doors to both a store area and Utility Cupboard.

#### FIRST FLOOR LANDING

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

#### PRIMARY BEDROOM

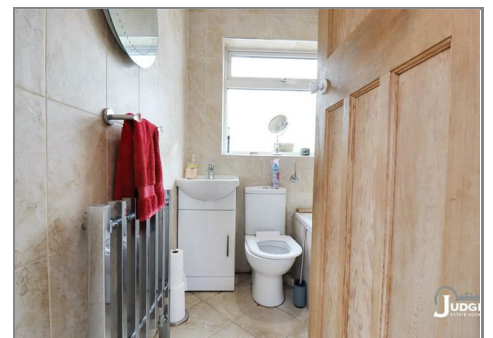
10'9 x 10'4 maximum (3.28m x 3.15m maximum)  
Benefiting from a bay fronted window, radiator, power points, fitted wardrobes and a dresser.

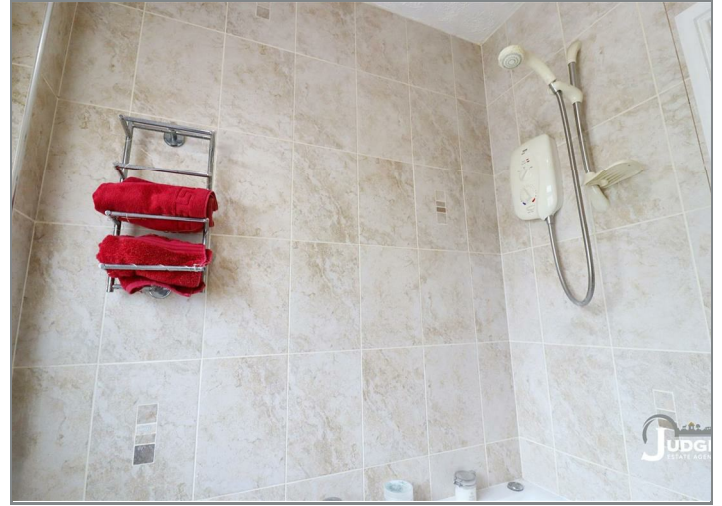
#### BEDROOM

10'8 x 9'2 (3.25m x 2.79m)  
There is a window to the rear aspect, radiator and power points.

#### BEDROOM

7'10 - 4'8 x 7'6 (2.39m - 1.42m x 2.29m)  
Benefiting from a window to the rear aspect, radiator and power points.





#### SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower and a Heated towel rail.

#### REAR GARDEN

An extensive rear garden that is a well established and eye-catching garden harmonizing, lawn, patio, lawn and decked areas all with borders home to a number of bordered areas home to a number of shrubs, plants and a pond also. There is also outside power.

#### PARKING

From the front there is off road parking that runs alongside the property to.

#### GARAGE

There is an up and over door and a door to the side aspect.

#### 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

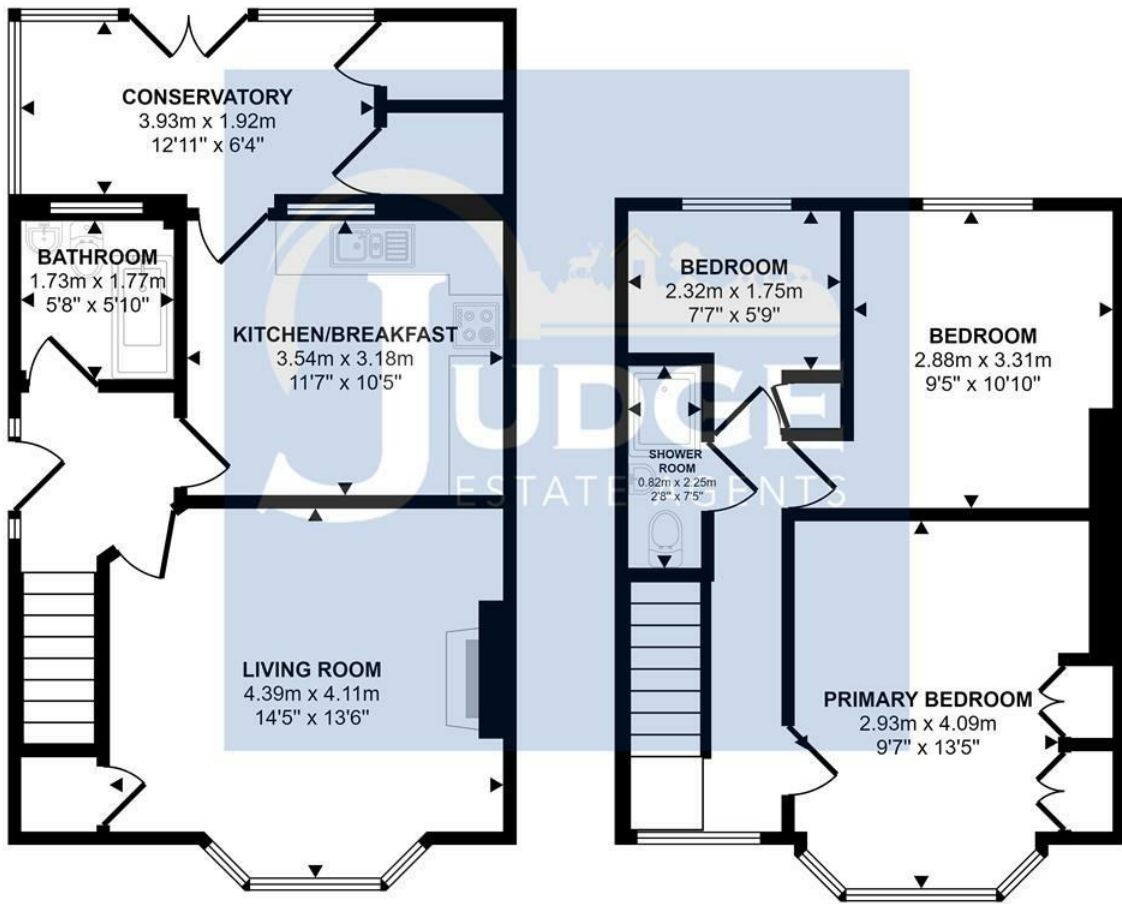
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area  
88 sq m / 952 sq ft



Ground Floor  
Approx 50 sq m / 537 sq ft

First Floor  
Approx 39 sq m / 415 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.

