

- DETACHED SIX BEDROOM HOUSE
- IDEAL FAMILY HOME
- CONSERVATORY
- OFF ROAD PARKING AND GARAGE

- TWO EN-SUITE BEDROOMS
- CUL-DE-SAC POSITION
- STUDY
- COUNCIL TAX BAND - E

**Asking price £365,000**

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



Overlooking open countryside to the front, comes offered for sale this executive family home with six bedrooms located in Anstey village. Internally the property benefits from Ent hall, WC, Study, Kitchen/Breakfast, Lounge, Dining room, Conservatory, 1st Floor, Four bedrooms with en suite to first, Family bathroom, 2nd Floor, Two bedrooms with En suite to fifth. To the outside at the rear there is a well presented garden and from the front there is off road parking leading to Garage. NO UPWARD CHAIN and Easy access to Anstey village, Bradgate Park, A46/A50 & M1/M69 Motorway network. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

Having stairs to the first floor landing and doors to

**WC**

Comprising from low level wc, wash hand basin, radiator and double glazed window to the side aspect.

**STUDY**

9'9" x 7'5" (2.97 x 2.26)

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

**LOUNGE**

16'8" x 11'3" (5.08 x 3.43)

Having double glazed window to the rear aspect, radiator, TV point, phone point and conservatory doors to

**CONSERVATORY**

13'3" x 11'6" (4.04 x 3.5)

Everest Conservatory with double glazed windows to the rear and side aspects, automatic self cleaning automatic windows in the ceiling and patio doors to the rear gardens.

**KITCHEN/BREAKFAST**

17'1" x 8'9" (5.2 x 2.67)

Benefiting from a range of wall and base units with roll top work surfaces, sink with mixer tap and drainer with splash back tiling, radiator, integral fridge/freezer, integral dishwasher, integral oven, hob, grill, washing machine, power points, double glazed window to the rear aspect and door to the Garage.

**DINING ROOM**

10'11" x 9'1" (3.33 x 2.77)

With double glazed window to the front aspect, radiator, power point and TV point.

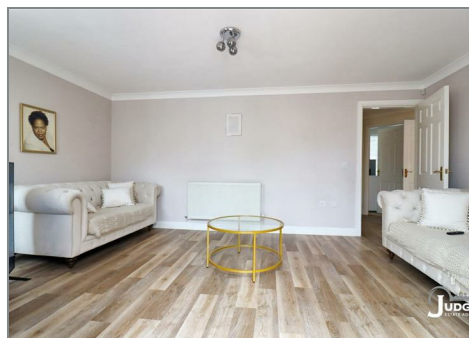
**FIRST FLOOR LANDING**

Having Airing cupboard with megaflo double boiler, double glazed window to the front aspect, radiator, power points, stairs to the 2nd floor landing and doors to

**BEDROOM**

11'2" x 9'10" (3.4 x 3)

Benefiting from double glazed window to the front aspect, radiator, power points, TV point, two double wardrobes and door to





**EN-SUITE**

Comprising from low level wc, wash hand basin, walk in shower, radiator, complimentary tiling and double glazed frost effect window to the rear aspect.

**BEDROOM**

8'9" x 8'1" (2.67 x 2.46)

With double glazed window to the front aspect, radiator and power points.

**BEDROOM**

9'3" x 6'11" (2.82 x 2.1)

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

**BEDROOM**

9'1" x 8'11" (2.77 x 2.72)

Benefiting from double glazed window to the front aspect, radiator, power points and two double wardrobes.

**BATHROOM**

Comprising from low level wc, wash hand basin, bath with shower over, complimentary tiling and double glazed window to the side aspect.

**SECOND FLOOR LANDING**

Having doors to

**BEDROOM**

14'6" - 8'1" x 13'3" - 7'3" (4.42 - 2.46 x 4.04 - 2.2)

With double glazed window to the front aspect, Velux window to the rear aspect, radiator, power points, TV and Phone point.

**BEDROOM**

15'8" x 9'1" (4.78 x 2.77)

Benefiting from double glazed windows to the front aspect and a Velux window to the rear aspect, two radiators and power points.

**EN-SUITE**

Comprising from low level wc, wash hand basin, walk in shower, radiator and Velux sky light to the rear aspect.



**REAR GARDEN**

To the rear there is a paved patio leading to a mainly laid to lawn garden having borders with a variety of shrubs, plants and trees.

**PARKING**

From the front there is off road parking leading to

**GARAGE**

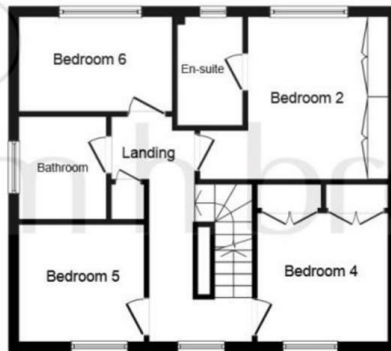
16'7" x 8'3" (5.05 x 2.51)

Benefiting from up and over door and lighting.

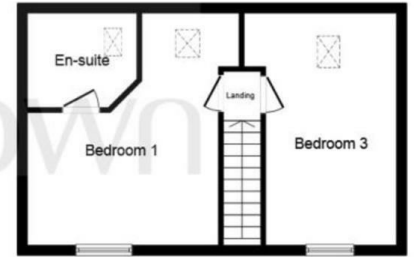




**Ground Floor**



**First Floor**



**Second Floor**

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			
<b>England &amp; Wales</b>		60	82
	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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

