



- FOUR BEDROOM DETACHED HOUSE
- EN-SUITE TO PRIMARY BEDROOM
- EYE-CATCHING REAR GARDEN
- OFF ROAD PARKING & GARAGE

- STUDY
- GROUND FLOOR WC
- IMMACULATELY PRESENTED
- COUNCIL TAX BAND - D

Asking price £455,000

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



Situated within this highly favourable part of Anstey village, fairly close by to the thriving centre whilst also being close to links to the major A and M roads comes offered for sale this immaculate four bedroom detached family home. A lovely property that in brief benefits from an Entrance Hall, WC, Study, Living Room, Kitchen/Dining, Utility, First Floor Landing, Four Bedrooms and a Family Bathroom as well as an En-Suite to the Primary Bedroom. To the outside there is an eye-catching rear garden and from the front there is off road parking that leads alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

There are stairs leading to the first floor landing, radiator, power points and doors that lead to:

**LIVING ROOM**

16'7 x 11'2 (5.05m x 3.40m)

Benefiting from windows and patio doors to the rear aspect, radiator, power points and a TV point.

**STUDY**

11'3 x 5'8 (3.43m x 1.73m)

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

**WC**

Comprising a low level WC and a Wash hand basin.

**KITCHEN/DINING ROOM**

19'10 x 12'2 (6.05m x 3.71m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob with extractor, integral fridge/freezer, integral dishwasher, integral microwave, windows to the rear aspect, a window to the front aspect, radiator, power points and a door to:

**UTILITY/REAR PORCH**

There is a work surface, plumbing for a washing machine, power points, under stairs cupboard and door to the rear garden.

**FIRST FLOOR LANDING**

Having a window to the rear aspect, power point, loft access, airing cupboard and doors that lead to:

**PRIMARY BEDROOM**

12'5 - 10'5 x 9'4 (3.78m - 3.18m x 2.84m)

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

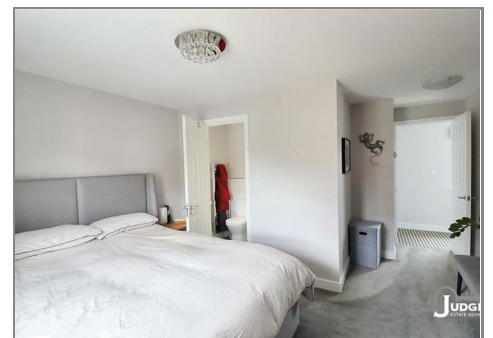
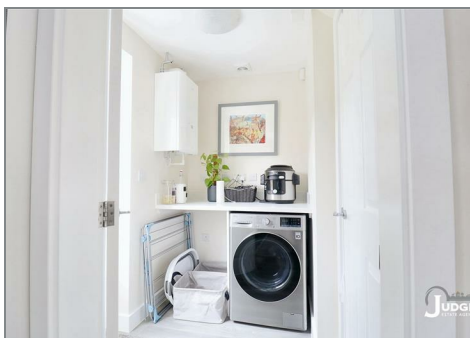
**EN-SUITE**

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

**BEDROOM**

11'2 x 7'8 (3.40m x 2.34m)

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





**BEDROOM**

10' x 9'5 (3.05m x 2.87m)

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

**BEDROOM**

8'3 x 6'8 (2.51m x 2.03m)

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

**BATHROOM**

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

**REAR GARDEN**

A lovely and eye-catching garden with a patio that leads to a mainly laid to lawn garden with borders home to a variety of shrubs and plants.

**PARKING**

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

**GARAGE**

Having an 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.

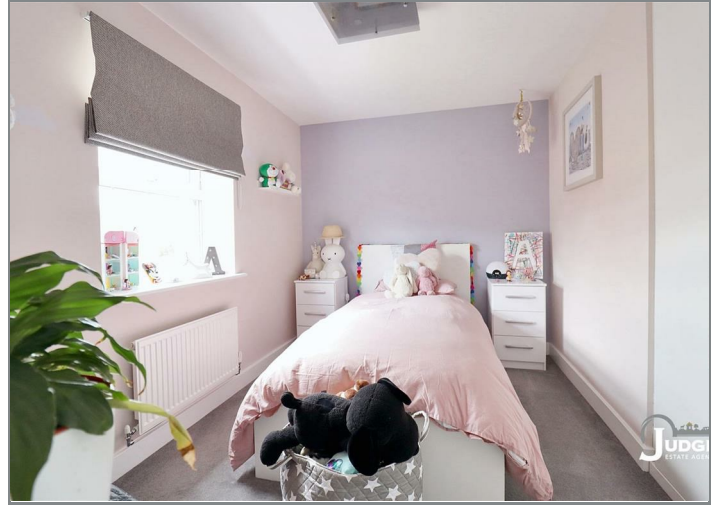
Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village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

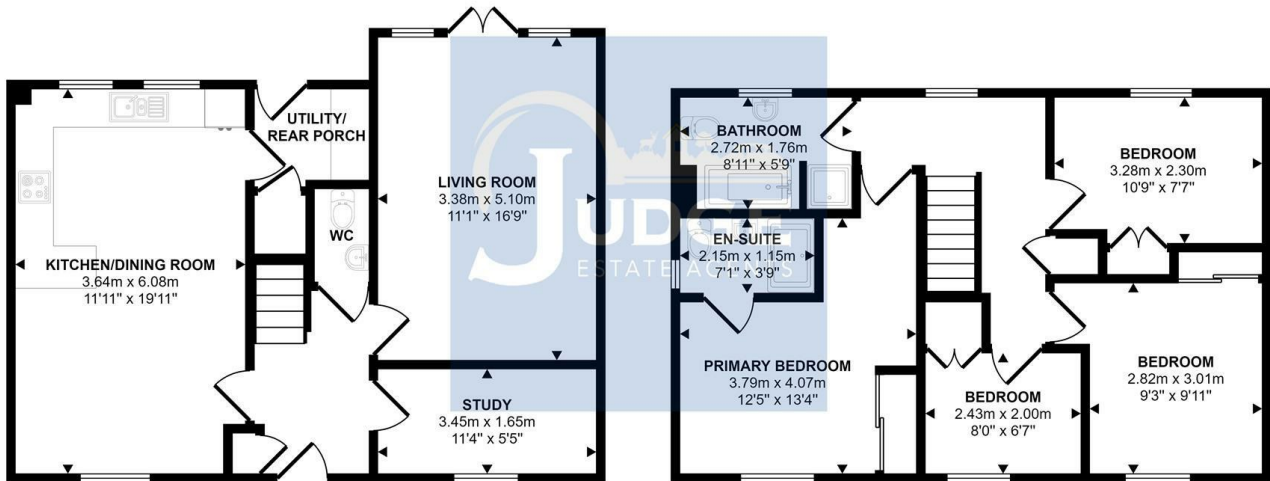
**VIEWINGS**

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



Approx Gross Internal Area  
114 sq m / 1226 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			
<b>England &amp; Wales</b>	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			
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