



- DETACHED 3/4 HOUSE
- GENEROUS ACCOMODATION
- LOCAL SHOPS AND AMENITIES
- BRADGATE PARK NEARBY

- LARGE REAR GARDEN
- FANTASTIC SCHOOL CATCHMENT
- LINKS TO M1 AND MAJOR ROADS
- COUNCIL TAX BAND - D

Asking price £348,000

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



Within a cul-de-sac comes offered for sale this detached unique Dorma Bungalow. Internally this very well presented home offers in brief an Entrance Hall, WC, Living Room, Kitchen/Dining Room, Bedroom Four/Study, Utility, First Floor Landing, Three Bedrooms with a Primary En-Suite WC and Main Bathroom. To the rear there is a generously sized rear garden and from the front there is off road parking that leads to a garage. Offering versatility we strongly advise on an internal viewing to fully appreciate. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

With a radiator, power points, stairs leading to the first floor landing and doors to:

#### LIVING ROOM

19'4 x 12'8 - 10'3 (5.89m x 3.86m - 3.12m)

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

#### KITCHEN/DINING ROOM

16'11 x 10'1 (5.16m x 3.07m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, radiator, power points, windows to the front and side aspects.

#### UTILITY

Having work surface, plumbing for washing machine, window to the side aspect, power points and a door to the Garage.

#### WC

Comprising a low level WC, Wash hand basin with a window to the side aspect.

#### STUDY/FOURTH BEDROOM

8'11 x 7'6 (2.72m x 2.29m)

With a window to the side aspect and power points.

#### FIRST FLOOR LANDING

Having a built in cupboard, radiator, window to the side aspect and doors to:

#### PRIMARY BEDROOM

12'7 - 9'7 x 10'9 (3.84m - 2.92m x 3.28m)

Benefiting from a window to the rear aspect, power points, radiator and door to:

#### EN-SUITE WC

Comprising a low level WC and a Wash hand basin.

#### BEDROOM

10'3 x 9'2 (3.12m x 2.79m )

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

#### BEDROOM

13'4 x 9'6 (4.06m x 2.90m)

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





**BATHROOM**

Comprising a low level WC, Wash hand basin, Bath with shower over with complimentary tiling and a Radiator.

**REAR GARDEN**

A generously sized garden with a raised patio and steps leading down to the extensively laid to lawn garden with borders and a paved area to the rear with a Shed.

**PARKING**

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

**GARAGE**

16'6 x 8'4 (5.03m x 2.54m)

Having an up and over door with power and lighting.

**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

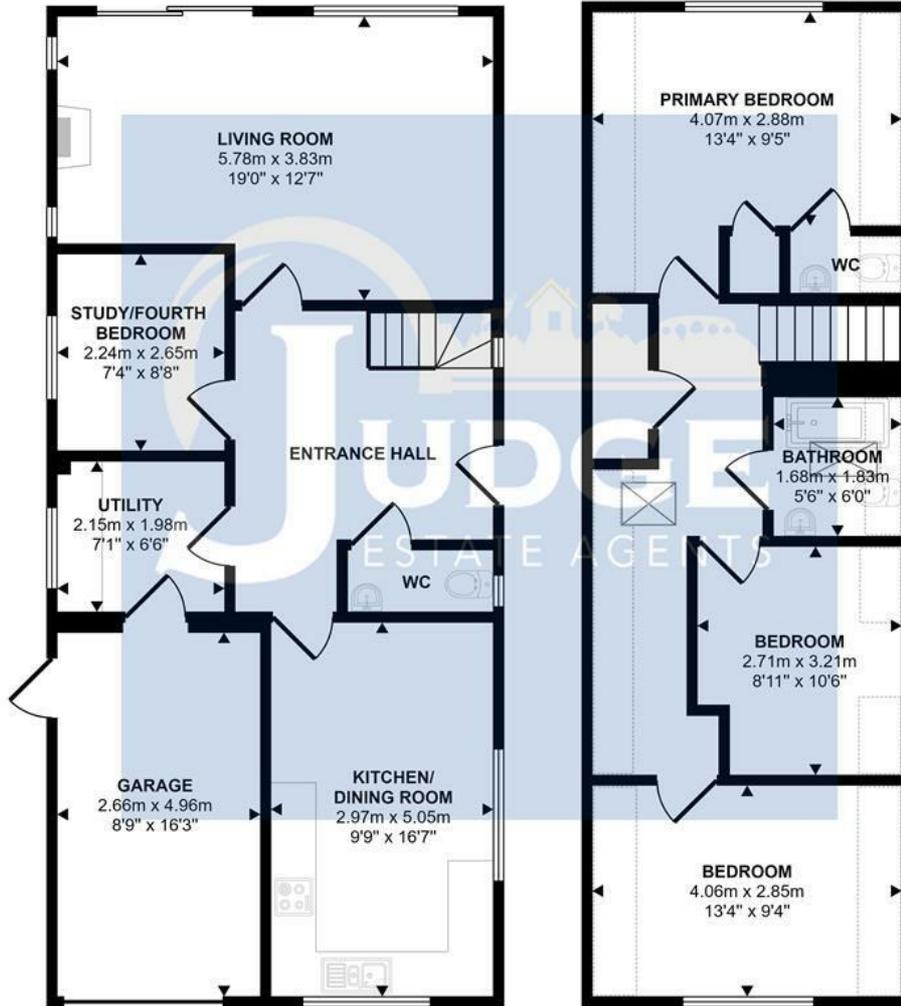
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

**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.



Approx Gross Internal Area  
131 sq m / 1410 sq ft



Ground Floor  
Approx 77 sq m / 826 sq ft

First Floor  
Approx 54 sq m / 584 sq ft

Denotes head height below 1.5m

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.

