



- THREE BEDROOM TERRACE HOUSE
- IDEAL FIRST TIME PURCHASE
- VERY WELL PRESENTED HOME

- CLOSE TO THE CENTRE OF VILLAGE
- EYE-CATCHING REAR GARDEN
- COUNCIL TAX BAND - B

Asking price £227,000

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



Set within the heart of this thriving and highly sought after North Leicestershire village comes offered for sale this very well presented, spacious three bedroom Terrace House. A lovely property that briefly benefits from two reception rooms, kitchen, first floor landing with two bedrooms and a bathroom and stairs leading to the third bedroom. From the rear there is a well established and well maintained garden. We have been advised also that there is a parish council ran car park that is available for the residents to park adjacent to the Co-Op. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**FIRST RECEPTION**

14' into bay x 12'3 (4.27m into bay x 3.73m)  
Benefiting from a bay fronted window, radiator, power points, TV point and access through to:

**SECOND RECEPTION**

12'5 x 12'3 (3.78m x 3.73m)  
Having a window to the rear aspect, radiator, power points, feature fire surround, under stairs cupboard, stairs leading to the first floor landing and a door to:

**KITCHEN**

17'1 x 6'6 (5.21m x 1.98m)  
There are base units with work surfaces, sink with a mixer tap,

integral oven, induction hob with extractor, radiator, power points, windows to both the side and rear aspects and a door that leads to the rear garden.

**FIRST FLOOR LANDING**

Having stairs leading further to the second floor Bedroom, radiator and doors that lead to:

**BEDROOM**

12'8 x 8'11 (3.86m x 2.72m)  
Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

**BEDROOM**

12'5 x 10'6 (3.78m x 3.20m)  
With a window to the rear aspect, radiator, power points and feature surround.

**BATHROOM**

9'10 x 6'4 (3.00m x 1.93m)  
Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Radiator and a Window to the rear aspect.

**SECOND FLOOR BEDROOM**

17'9 x 12'6 (5.41m x 3.81m)  
Benefiting from windows to the front and rear aspects and power points.

**REAR GARDEN**

There is a well established garden with two paved patio areas as well as a mainly laid to lawn garden with borders home to a number of shrubs and plants.





#### PARKING

We have been advised by the vendor that there is a parish council ran car park that is available for the residents to park, It is also noted that there is a limited number of residential spaces for the row of houses to park in the Co-Op car park. This would need to be checked via your conveyancer/council upon instruction.

#### 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

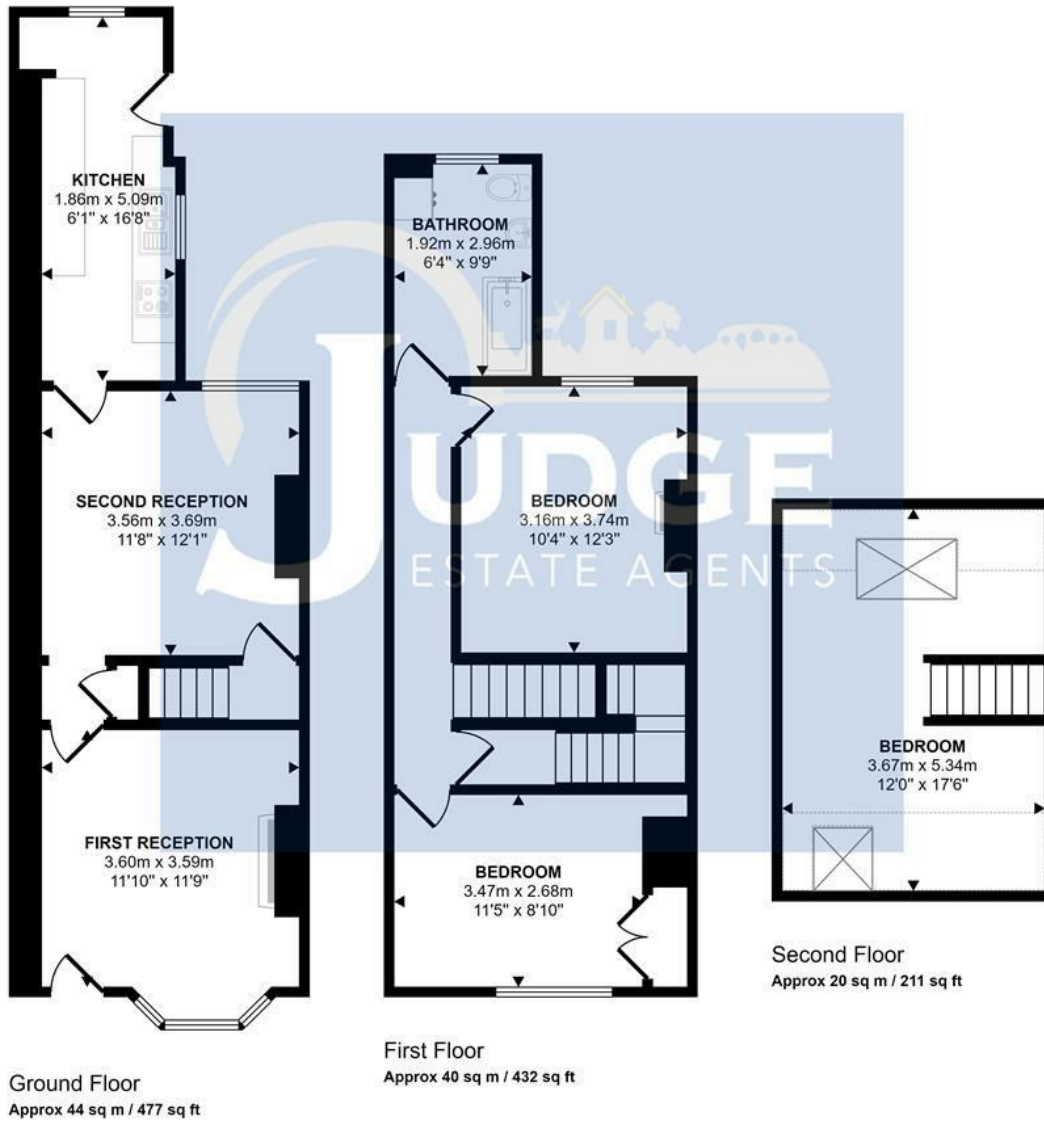
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask



Approx Gross Internal Area  
104 sq m / 1120 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.

