

- TWO BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- EDGE OF VILLAGE LOCATION

- 50% SHARED OWNERSHIP
- WELL PRESENTED HOME
- COUNCIL TAX BAND - B

Asking price £240,000

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





Located within this modern development built by Bloors positioned upon the edge of this thriving North Leicestershire village comes offered for sale this two bedroom semi-detached house. This lovely property is currently being sold as a 50% Shared Ownership home that in brief benefits from an Entrance Hall, WC, Kitchen, Living Room, First Floor Landing, Two Bedrooms and a Bathroom. There is a well maintained rear garden and from the front there is off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There is a radiator, stairs leading to the first floor landing and doors that leads to:

#### WC

Comprising a low level WC, Wash hand basin and a Radiator.

#### KITCHEN

9'3 x 6'8 (2.82m x 2.03m)

Having a range of wall and basin with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, window to the front aspect, plumbing for a washing machine, radiator and power points.

#### LIVING ROOM

13'6 x 10'10 (4.11m x 3.30m)

Benefiting from a window and door to the rear aspect, radiator, power points, TV point and under stairs cupboard.

#### FIRST FLOOR LANDING

There is access to the loft, airing cupboard, power point and doors that lead to:

#### PRIMARY BEDROOM

13'6 - 9'11 x 11;2 - 3'6 (4.11m - 3.02m x 3.35m;0.61m - 1.07m)

Benefiting from windows to the front aspect, radiator, power points and a fitted cupboard.

#### BEDROOM

12'2 x 7' - 6'6 (3.71m x 2.13m - 1.98m)

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

#### BATHROOM

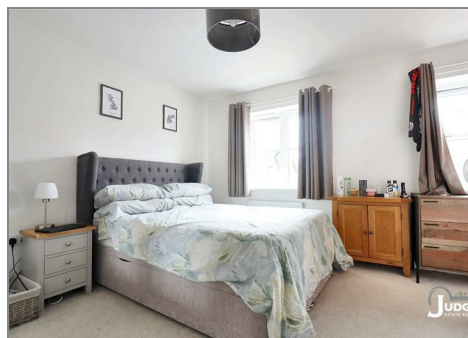
Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

#### REAR GARDEN

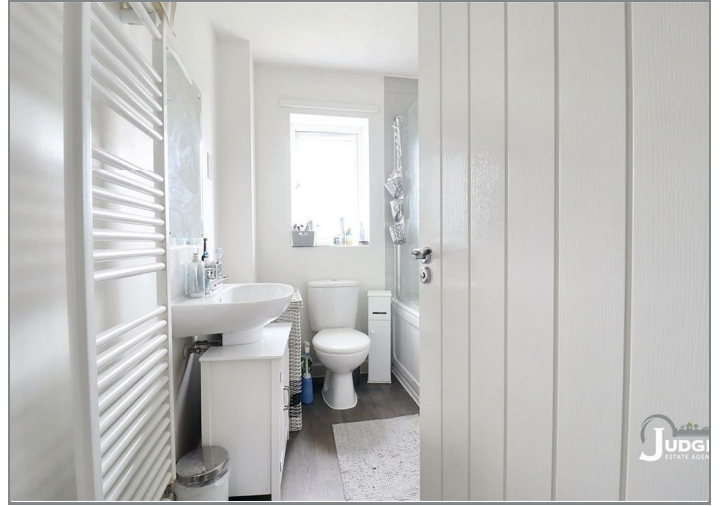
There is a pebbled and paved area leading onto a mainly laid to lawn garden.

#### PARKING

From the front of the property there is off road parking.







#### ADDITIONAL INFORMATION

Please be aware the seller pays approx £200 per annum in service charge to keep the surrounding grounds maintained. There is also an option to buy this property at 50% shared ownership. Please call 01162 367000 for more information.

#### 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 Woollen 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

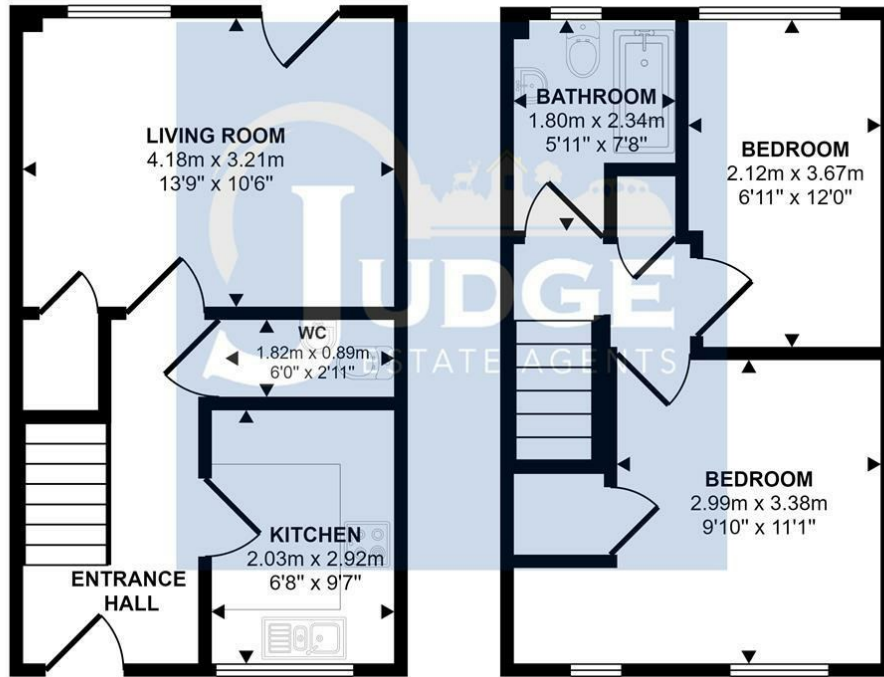
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### 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 for your cooperation in this matter as this information will be required before a sale can be agreed.



Approx Gross Internal Area  
60 sq m / 642 sq ft



Ground Floor  
Approx 30 sq m / 324 sq ft

First Floor  
Approx 30 sq m / 318 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.

