



- THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS

- IN NEED OF RENOVATION
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- COUNCIL TAX BAND - C

Asking price £250,000

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





Located close by to reputable primary and secondary schools comes offered for sale this three bedroom detached house which is in need of modernisation and renovation. In brief the house benefits from an Entrance Porch, Entrance Hall, Living Room through to Dining, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. Outside to the rear there is a mature garden and from the front there is off road parking that leads alongside the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE PORCH**

With a door that leads to:

**ENTRANCE HALL**

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

**LIVING/DINING ROOM**

26'9" - 16'5" x 11' - 8'10" (8.15m - 5.00m x 3.35m - 2.69m)

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

**KITCHEN**

10'8" x 8'1" (3.25m x 2.46m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, Pantry, door to the side aspect, window to the rear aspect and power points.

**FIRST FLOOR LANDING**

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

**PRIMARY BEDROOM**

13' x 10'1" (3.96m x 3.07m)

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

**BEDROOM**

11'1" x 10'9" (3.38m x 3.28m)

There is a window to the rear aspect, radiator, power points, fitted wardrobes and an airing cupboard.

**BEDROOM**

8' x 6'11" (2.44m x 2.11m)

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

**BATHROOM**

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

**REAR GARDEN**

A mature and established garden with a paved area as well as







a pond and laid to lawn garden with borders home to a number of plants and shrubs. There is a dated Garage to the rear corner that has the possibility of being made of Asbestos.

#### PARKING

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

#### 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

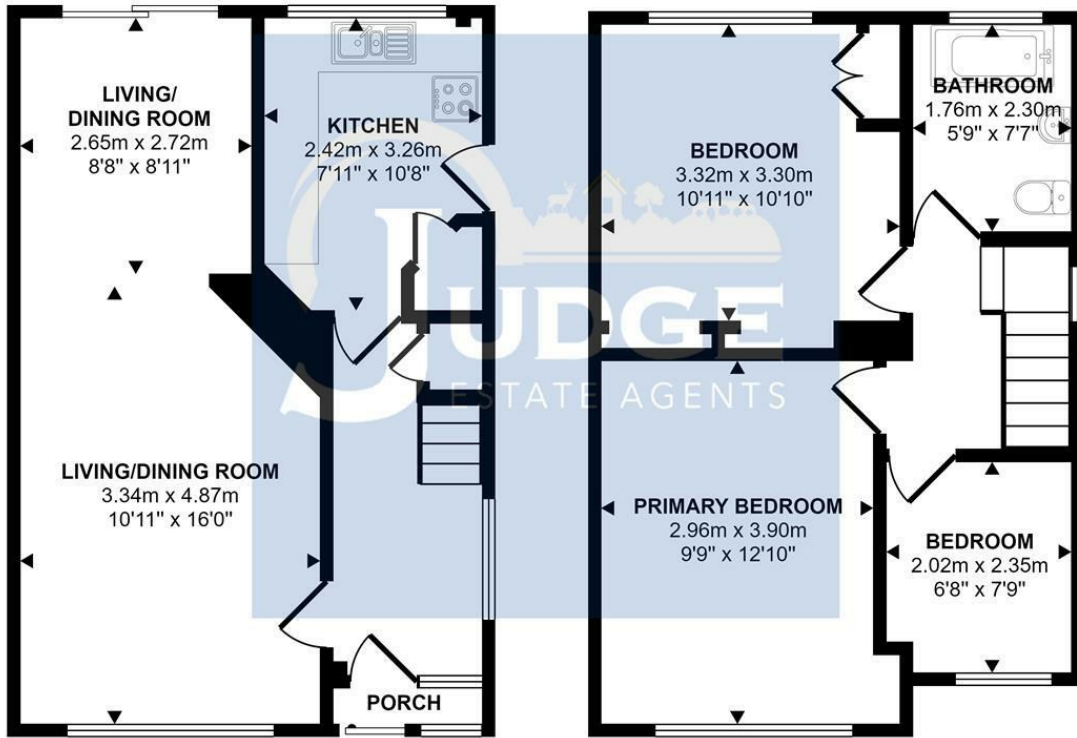
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### 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  
80 sq m / 857 sq ft



Ground Floor  
Approx 40 sq m / 435 sq ft

First Floor  
Approx 39 sq m / 421 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.

