



- GRADE II LISTED SCHOOL HOUSE CONVERSION
- SNUG/STUDY
- TWO STOREY PROPERTY
- IDEAL FOR COMMUTING
- WITHIN THE HEART OF ANSTEY VILLAGE
- THREE BEDROOMS
- VAULTED CEILING ON FIRST FLOOR
- GENEROUS EYE-CATCHING GARDEN
- ALLOCATED OFF ROAD PARKING
- COUNCIL TAX BAND - D

Price guide £495,000



This impressive grade II listed three to four bedroom character property, located in this former schoolhouse believed to date back to 1873. The property enjoys a blended style of modern fittings whilst respecting traditional features including exposed beams and stone mullioned windows. The accommodation in brief comprises communal Entrance Hall, Entrance Hall, Three Bedrooms, Study/Snug (Optional Fourth with En-Suite Shower Room), Bathroom, Stairs from the Entrance Hall leading to the First Floor Spacious Living/Dining Room with access then onto the Kitchen/Breakfast. To the rear and side of the property there is an eye-catching spacious and social garden as well as allocated off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having stairs that leads to the first floor Living/Dining Room, Radiator, Under stairs cupboard and doors to:

BEDROOM

12'7 x 9' (3.84m x 2.74m)

Benefiting from windows to the rear and side aspects, radiator and power points.

BEDROOM

9'2 x 9' (2.79m x 2.74m)

Benefiting from windows to the rear aspect, radiator, power points and a built in cupboard.

BEDROOM

9'4 x 9'1 (2.84m x 2.77m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Complimentary tiling.

SNUG/STUDY

11'4 x 9'2 (3.45m x 2.79m)

Benefiting from a window and door to the rear aspect leading to the garden, radiator, power points, fitted double wardrobes and a door to:

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Heated towel rail.

LIVING/DINING ROOM

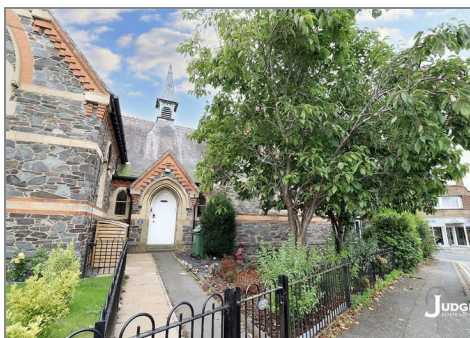
25'6 x 18'10 (7.77m x 5.74m)

Enjoying a vaulted featured ceiling with exposed beams and lighting, radiators, power points, TV point, gothic stone mullion windows to the rear and side aspects and a door to:

KITCHEN/BREAKFAST

18'6 x 8'11 (5.64m x 2.72m)

Having a range of wall and base units with work surfaces, sink with drainer, range oven with extractor, power points, radiator as well as windows to the rear aspect.





GARDEN

There is a mature, beautiful garden that consists of a patio seating area, majority mainly laid to lawn with borders home to a number of shrubs, plants and flowers and a number of trees. There is an area for sheds as well as access to:

PARKING

There is allocated off road parking for cars in Tandem.

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

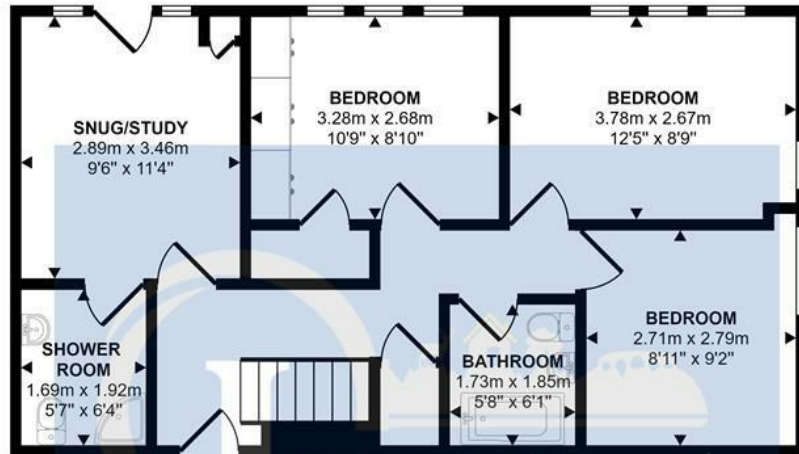
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

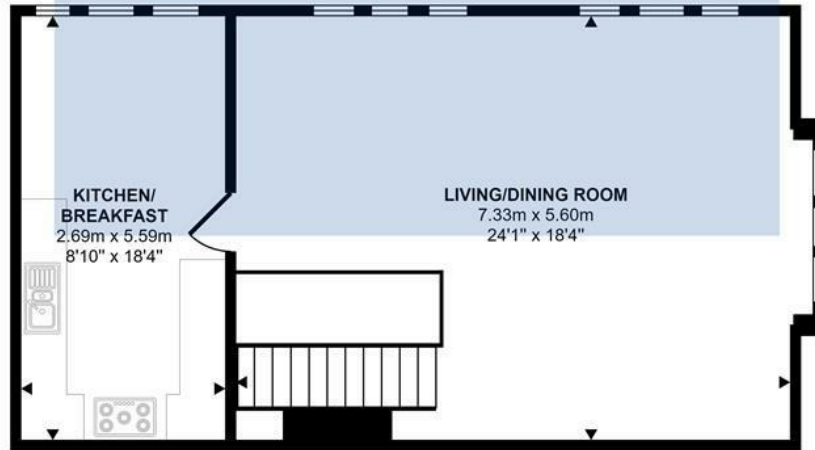
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask



Approx Gross Internal Area
115 sq m / 1241 sq ft



Ground Floor
Approx 58 sq m / 620 sq ft



First Floor
Approx 58 sq m / 621 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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

