



- TWO BEDROOM SEMI-DETACHED HOUSE
- IMMACULATELY PRESENTED
- EDGE OF VILLAGE POSITION

- EXTENSIVE REAR GARDEN
- SIDE PORCH/UTILITY
- COUNCIL TAX BAND - B

Offers over £249,500



Situated upon the edge of this thriving, North Leicestershire village comes offered for sale a very well presented and impressive two bedroom Semi-Detached House. This makes an ideal purchase for those looking for ease of access to the centre of this highly regarded village full of amenities whilst also having great access to the M1, A-Roads and Bradgate Park. In brief this lovely home benefits from an Entrance Hall, Living Room, Kitchen/Breakfast, Side Porch/Utility, First Floor Landing, Two Bedrooms and a Bathroom. To the rear there is an extensive, well maintained and established garden and from the front there is brick paved off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having stairs leading to the first floor landing, radiator and door that leads to:

LIVING ROOM

13'2 into bay x 11'11 - 11'9 (4.01m into bay x 3.63m - 3.58m) Benefiting from a bay fronted window, radiator, power points, TV point, built in under stairs cupboard and door that leads to:

KITCHEN/BREAKFAST

15'11 x 7'11 (4.85m x 2.41m) There are a range of wall and base units with work surfaces, sink with mixer tap, integral oven, hob and extractor, breakfast bar, radiator, power points, windows to the rear aspect and a door that leads to:

SIDE PORCH/UTILITY

19' x 4'9 (5.79m x 1.45m)

Having a door to the front aspect leading to the off road parking, wall and base units with work surfaces, sink with mixer tap, plumbing for a washing machine, power points and Barn style door that leads to the rear garden.

FIRST FLOOR LANDING

With a window to the side aspect and doors that lead to:

PRIMARY BEDROOM

15'8 - 12' x 10'6 - 4'2 (4.78m - 3.66m x 3.20m - 1.27m)

Benefiting from a bay fronted window and a secondary window to the front aspect, radiator, power points and fitted cupboards.

BEDROOM

11' x 8'7 (3.35m x 2.62m)

With a window to the rear aspect, radiator, power points and loft access which the vendor has informed is boarded and has ladder.

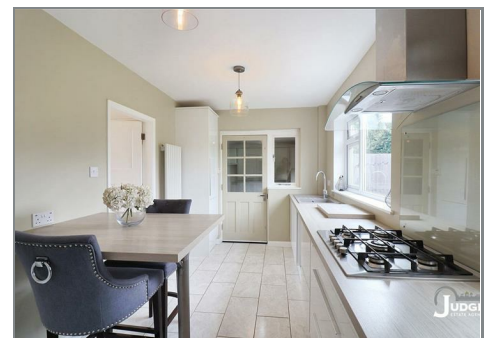
BATHROOM

7'11 x 6'8 (2.41m x 2.03m)

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

REAR GARDEN

This impressive and generously sized garden benefits a patio





with an outside store and WC as well as having an extensive laid to lawn garden with a number of shrubs, trees and a Shed.

PARKING

From the front there is brick paved off road parking with borders to one side as well as bin store.

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

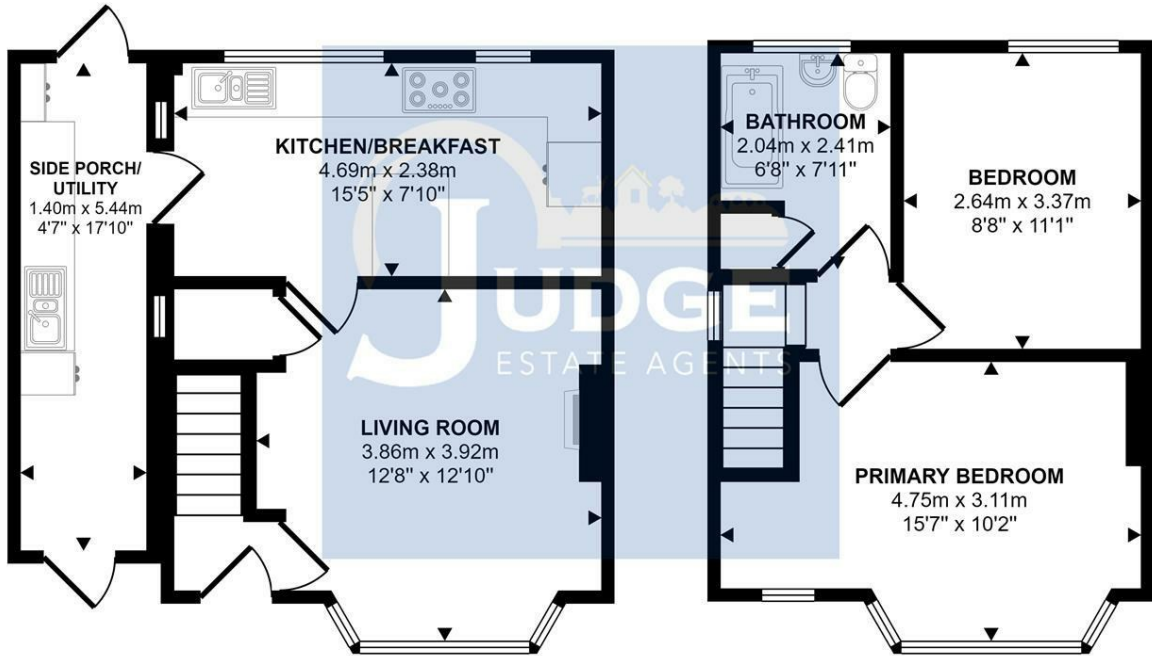
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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



Approx Gross Internal Area
68 sq m / 737 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 30 sq m / 324 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			89
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	

