



- THREE BEDROOM SEMI-DETACHED HOUSE
- EN-SUITE TO PRIMARY BEDROOM
- OFF ROAD PARKING AND GARAGE
- GROUND FLOOR WC
- CONSERVATORY
- COUNCIL TAX BAND - C

Offers over £310,000

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Located within this highly regarded and recently completed development situated on the edge of this thriving North Leicestershire village comes offered for sale this immaculate three bedroom semi-detached house. Internally this ideal family home benefits an Entrance Hall, Living Room, Kitchen/Dining Room with Utility Area and a WC as well as a Conservatory, First Floor Landing, Three Bedrooms with an En-Suite to the Primary as well as a Main Bathroom. There is a good sized and eye-catching established garden to the rear as well as tandem parking leading alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

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

LIVING ROOM

14'3 x 12' (4.34m x 3.66m)

Benefiting from a window to the front aspect, radiator, power points, TV point, under stairs cupboard and a door that leads to:

KITCHEN/DINING

12'10 x 11'10 (3.91m x 3.61m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor,

integral fridge/freezer, power points, radiator, Conservatory doors that lead to the Conservatory as well as having access through to the:

UTILITY AREA

With wall and base units, work surface, plumbing for a washing machine, power point and door that leads to:

WC

Comprising a low level WC and a Wash hand basin.

CONSERVATORY

9'7 x 8'5 (2.92m x 2.57m)

Benefiting from windows to both rear and side aspects, radiator, power points and patio doors that lead to:

FIRST FLOOR LANDING

There are doors that lead to:

PRIMARY BEDROOM

11'3 x 9'8 (3.43m x 2.95m)

Benefiting from a window to the rear aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator and a Window to the rear aspect.

BEDROOM

10'2 maximum x 8'9 (3.10m maximum x 2.67m)

There is a window to the front aspect, radiator, power points and fitted wardrobes.





BEDROOM

6'10 x 6'5 (2.08m x 1.96m)

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

BATHROOM

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

REAR GARDEN

A good-sized and eye-catching garden with patio and pebbled seating areas as well as a mainly laid to lawn garden having borders home to a number of shrubs, plants and trees.

PARKING

There is off road parking that leads alongside the property to:

GARAGE

With an up and over door.

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.

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.

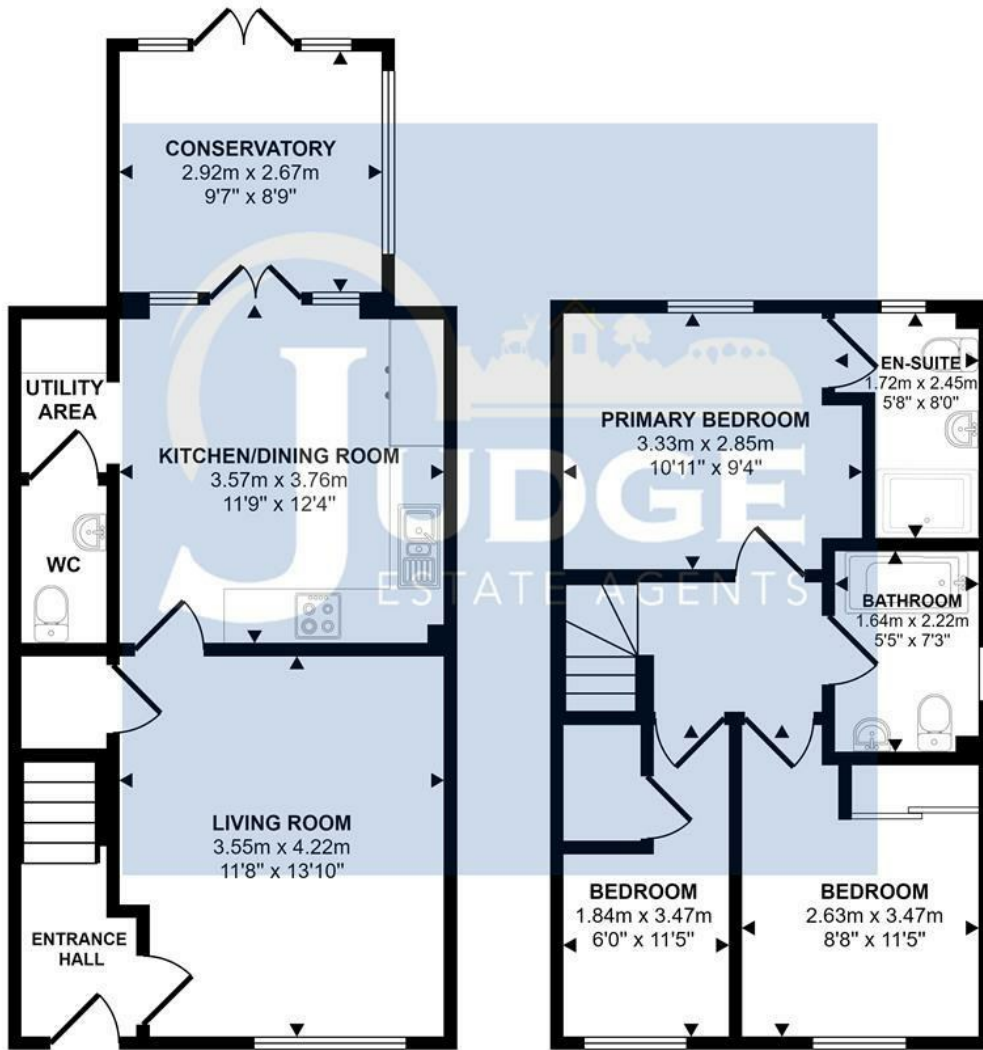
VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan



Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft

First Floor
Approx 37 sq m / 399 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			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(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	

