

- TWO BEDROOM TERRACE HOME
- COTTAGE GARDEN
- VILLAGE CENTRE LOCATION
- 4.3 MILES TO LEICESTER CITY CENTRE
- 11 MILES TO LOUGHBOROUGH

- IDEAL FIRST TIME PURCHASE
- TWO DOUBLE BEDROOMS
- 4.3 MILES TO BRADGATE PARK
- 7.5 MILES TO FOSSE PARK SHOPPING
- COUNCIL TAX BAND - B

**Offers over £200,000**



This two bedroom bay fronted terrace home is very well situated for ease of access to the centre of this highly regarded and sought after village. Making an ideal first time purchase, this lovely home benefits from two reception rooms, kitchen, side/rear porch, first floor landing, two double bedrooms and a bathroom. To the rear of this lovely home is a well established and presented cottage style garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**FIRST RECEPTION ROOM**

13'6 x 12'5 (4.11m x 3.78m)

Benefiting from a bay window to the front aspect, radiator, power points, TV point, Feature fire surround and door through to:

**SECOND RECEPTION ROOM**

12'6 x 12'5 (3.81m x 3.78m)

Having stairs leading to the first floor landing, radiator, power points, under stairs cupboard, window to the rear aspect and access through to:

**KITCHEN**

8'11 x 6'8 (2.72m x 2.03m)

There are a range of wall and base units having work surfaces, sink with mixer tap, splash backs, window to the side aspect, power points, access to:

**UTILITY AREA**

With plumbing for a washing machine, power points and windows to the side aspect.

**REAR PORCH**

Accessed from the Kitchen there is a rear porch with a door to the rear garden.

**FIRST FLOOR LANDING**

There is a radiator and doors to:

**BEDROOM**

13'10 x 12' (4.22m x 3.66m )

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

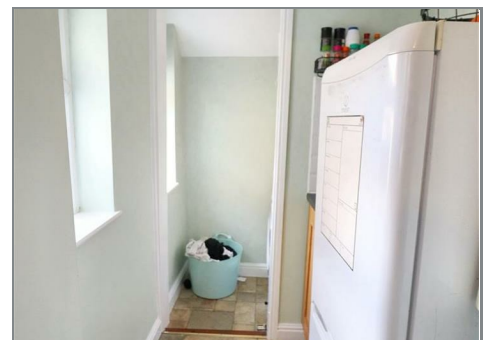
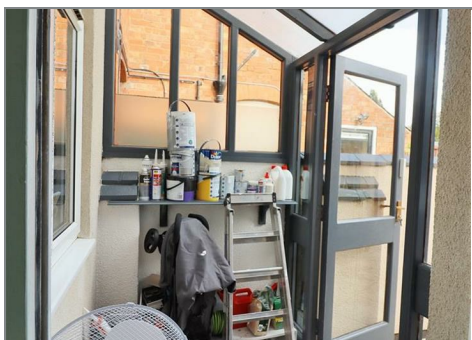
**BEDROOM**

12'5 x 10'10 (3.78m x 3.30m)

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

**BATHROOM**

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





#### REAR GARDEN

Having a paved patio that then leads onto a mainly laid to lawn garden also having borders.

#### 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 businesses 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.

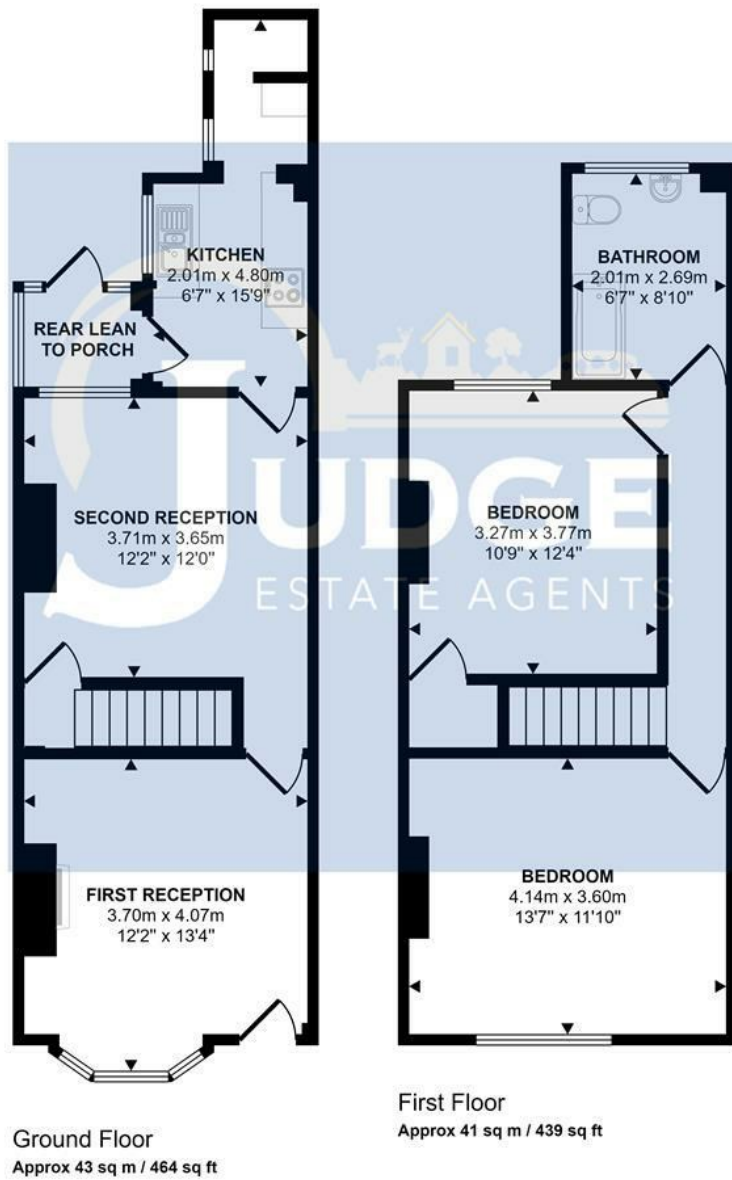
#### MONEY LAUNDERING

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.

1. MONEY LAUNDERING REGULATIONS: Intending



Approx Gross Internal Area  
84 sq m / 903 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			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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England & Wales		EU Directive 2002/91/EC	

