



- EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE
- AMPLE OFF ROAD PARKING AND GARAGE
- IDEAL FAMILY HOME
- GROUND FLOOR WC
- CUL-DE-SAC LOCATION
- IMMACULATLY PRESENTED THROUGHOUT
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- EYE-CATCHING REAR GARDEN
- EN-SUITE PRIMARY BEDROOM
- COUNCIL TAX BAND - C

Asking price £395,000



Within this heart of this highly regarded and sought after village comes offered for sale this stunning four bedroom extended Semi-Detached House. An ideal family home as it is very well situated for access to the local primary and second schools as well as lovely walks, this well loved home benefits from an Entrance Porch, Entrance Hall, Living Room, Kitchen/Dining Room, Utility, WC, First Floor Landing, Primary Bedroom with an En-Suite shower room, Three further Bedrooms and a Shower Room. The rear garden is an eye-catching and well maintained garden with a paved patio having steps up to a mainly laid to lawn with borders home to a variety of shrubs and plants. From the front there is ample off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

Having a window to the front aspect, radiator, power points and a door that leads to:

#### ENTRANCE HALL

There are stairs that lead upwards to the first floor landing, window to the side aspect, radiator and a door that leads to:

#### LIVING ROOM

13'11 x 13'10 (4.24m x 4.22m)

Benefiting from a bow window to the front aspect, radiator, power points, TV point, Feature Electric Fire and a door that lead to:

#### KITCHEN/DINING ROOM

15'2 x 13'4 (4.62m x 4.06m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer with waste disposer, under floor heated tiled flooring, integral double oven, warm drawer, hob with extractor, windows and patio doors to the rear aspect, Velux windows to the rear aspect, radiators and a door that leads to:

#### UTILITY/SIDE PORCH

18'11 x 6'6 (5.77m x 1.98m)

With plumbing for a washing machine, power points, window to the rear aspect, doors to the front and rear of the properties as well as a door to the Garage and door to:

#### WC

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

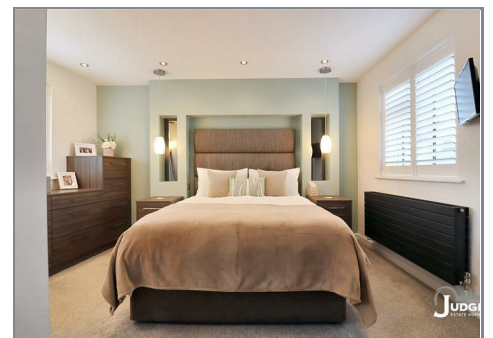
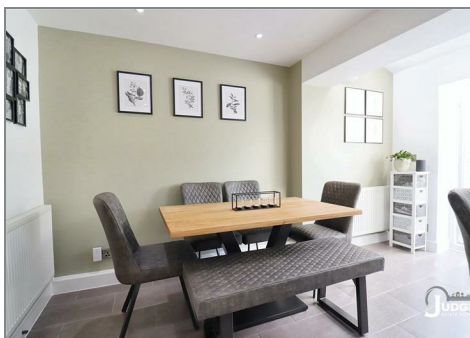
#### FIRST FLOOR LANDING

There is access to the loft, fitted cupboard and doors that lead to:

#### PRIMARY BEDROOM

13'11 x 12'10 - 9'1 (4.24m x 3.91m - 2.77m)

Benefiting from windows to both the front and rear aspects, radiator, power points, fitted wardrobes, loft access and a door that leads to:





**EN-SUITE**

Comprising a low level WC, Wash hand basin, Walk in Shower, Window to the rear aspect, Complimentary tiling and a Heated towel rail.

**BEDROOM**

10'2 x 9'7 (3.10m x 2.92m)

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

**BEDROOM**

10'4 x 9' (3.15m x 2.74m)

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

**BEDROOM**

7'10 x 7'4 (2.39m x 2.24m)

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

**SHOWER ROOM**

Comprising a low level WC, Wash hand basin, Walk in Shower, Heated towel rail, Heated towel rail, Complimentary tiling and a Window to the rear aspect.

**REAR GARDEN**

A beautiful and well kept garden that comprises a paved patio having steps leading up to a mainly laid to lawn garden and an additional paved patio area as well as having borders home to a number of shrubs and plants.

**PARKING**

From the front there is ample off road parking that leads towards:

**GARAGE**

21'8 - 15'6 x 8'3 (6.60m - 4.72m x 2.51m)

Benefiting from an Electric door, power, lighting and a door to the rear garden.

**ADDITIONAL INFORMATION**

Please note the sellers have informed us that a new boiler has been fitted in August 2024.

**ANSTEY VILLAGE**

Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is

needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

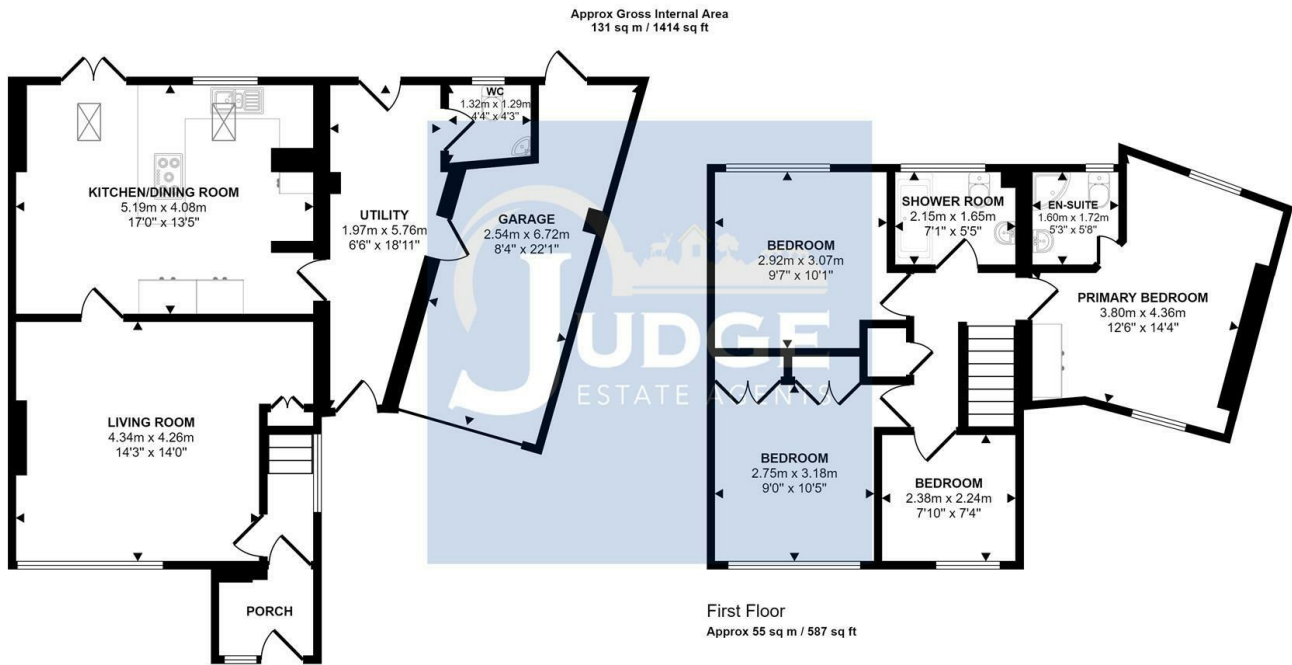
The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.7 miles)

Martin High School - Secondary (0.3 miles)





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.

