



- THREE BEDROOM SEMI-DETACHED HOUSE
- GROUND FLOOR BATHROOM
- CUL-DE-SAC POSITION

- OFF ROAD PARKING
- FIRST FLOOR SHOWER ROOM
- COUNCIL TAX BAND - B

Offers over £229,950

<https://www.judgeestateagents.co.uk>



This lovely three bedroom semi-detached house makes for an ideal family home that is situated upon a Cul-De-Sac position. Being within this highly sought after Charnwood village and appreciating great primary and secondary school catchments, this lovely property benefits brief of an Entrance Hall, Living Room, Kitchen, Side Porch, Bathroom, Utility Cupboard, First Floor Landing, Three Bedrooms and a Shower Room. From the rear there is a good sized garden and from the front there is off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor landing and a door that gives access to:

LIVING ROOM

13'8" x 10'8" - 10'3 (4.17m x 3.25m - 3.12m)
Benefiting from a window to the front aspect, TV point, radiator, power points and French doors that leads to:

KITCHEN

11'3" x 10'0" (3.43 x 3.05)
Having a range of wall and base units with work surfaces, sink with a mixer tap, drainer, integral oven, hob with extractor, window to the rear aspect, radiator, power points and door to:

SIDE PORCH

With a door to the side aspect leading to the side of the property and doors that leads to:

BATHROOM

Comprising from a low level WC, Wash hand basin, Bath with shower over, Complimentary tiling, Tiled flooring, Window to the rear aspect and Heated towel rail.

UTILITY CUPBOARD

Having plumbing for a washing machine, power points and a window to the side aspect.

FIRST FLOOR LANDING

There is a window to the side aspect and doors giving access to:

PRIMARY BEDROOM

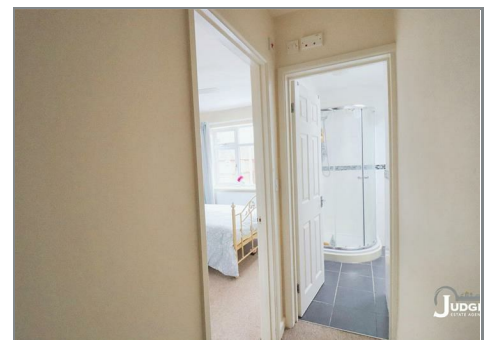
13'9" x 9'0" - 7'9 (4.19m x 2.74m - 2.36m)
Benefiting from a window to the front aspect, radiator and power points.

BEDROOM

11'3" x 7'11" (3.43 x 2.41)
There is a window to the rear aspect, radiator and power points.

BEDROOM

8'6" x 7'11" (2.6 x 2.41)
Having a window to the rear aspect, radiator and power points.





SHOWER ROOM

Comprising from a low level WC, Wash hand basin, Walk in shower, Complimentary tiling, Heated towel rail and Sky light.

REAR GARDEN

To the rear there is a patio with side access to the front and then leading to the rear of the garden it offers a well maintained lawn garden.

PARKING

From the front there is off road parking.

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

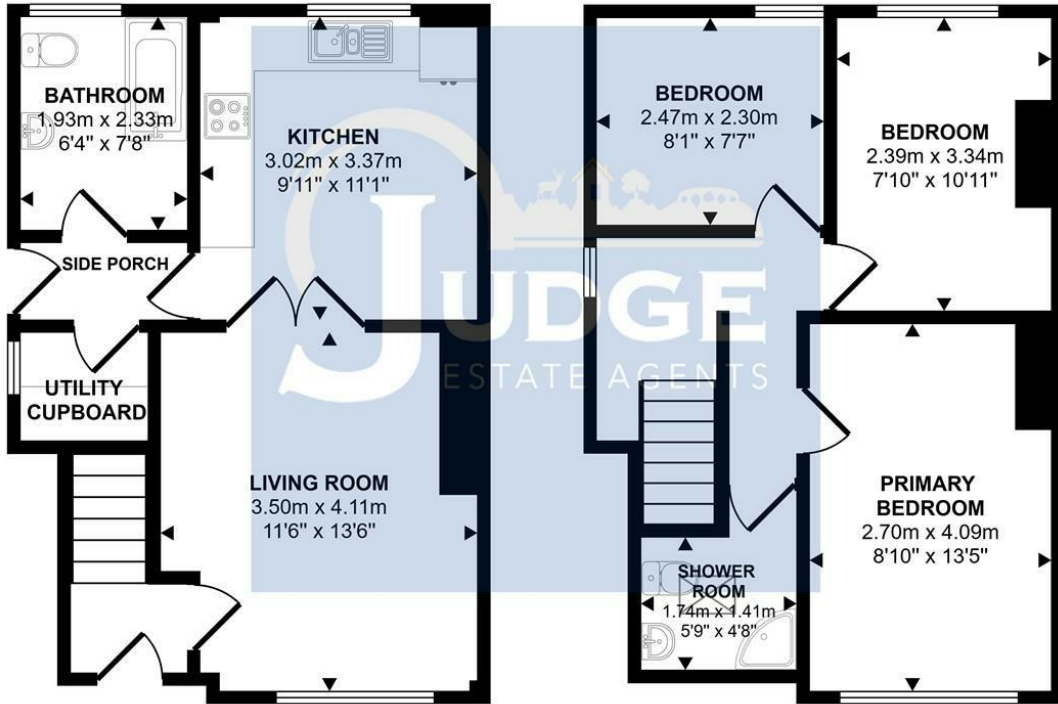
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo



Approx Gross Internal Area
73 sq m / 781 sq ft



Ground Floor
Approx 37 sq m / 393 sq ft

First Floor
Approx 36 sq m / 388 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			
(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	

