

# THE OLD SCHOOLHOUSE ANSTEY



- GRADE II LISTED TWO BEDROOM HOME
- EN-SUITE TO PRIMARY BEDROOM
- STUNNING STONE WINDOW
- WELL KEPT AND ESTABLISHED FRONT GARDEN
- ALLOCATED OFF ROAD PARKING
- FULL OF CHARACTER
- AWARD WINNING DEVELOPMENT
- COUNCIL TAX BAND - C

Price guide £295,000

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





This former village School which dates back to 1873 was developed into a number of properties. This two bedroom, Grade II listed two storey property enjoys stunning character features including an eye-catching ceiling, exposed beams and stone mullion window. Entering a communal hallway you find a door that gives access to the Entrance hall with Two Bedrooms and a Bathroom. There is an En-Suite shower room to the primary bedroom and second bedroom shares access to the main Bathroom. From the Entrance hall there are stairs that take you up to a spacious and eye-catching Living/Dining Area as well as a Kitchen. From the front there is a well maintained and established garden and around the corner off of School House Close there is allocated off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### COMMUNAL ENTRANCE

Having a door that gives access to:

#### ENTRANCE HALL

There is a radiator, power points, stairs taking you up to the Living/Dining Room and there are doors that lead to:

#### PRIMARY BEDROOM

15'1 - 9'1 x 11'2 - 5' (4.60m - 2.77m x 3.40m - 1.52m)  
Benefiting from stone windows to the front and side aspects, power points, radiator, built in wardrobes and a door to:

#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Heated Towel Rail and Complimentary tiling.

#### SECOND BEDROOM

9'9 x 8'5 (2.97m x 2.57m)

There is a window to the side aspect, radiator, power points and a door that also gives access to:

#### BATHROOM

9'2 - 8'3 x 7' (2.79m - 2.51m x 2.13m)  
Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling and a Heated towel rail.

#### LIVING/DINING ROOM

19'11 x 17'6 (6.07m x 5.33m)  
Benefiting from a stunning contemporary living space centred around a gothic stone mullion window, having a

cathedral style ceiling with exposed beams and further stone windows to the side elevation. Affording room for both seating and dining, with power points, TV point and a door that leads to:

#### KITCHEN

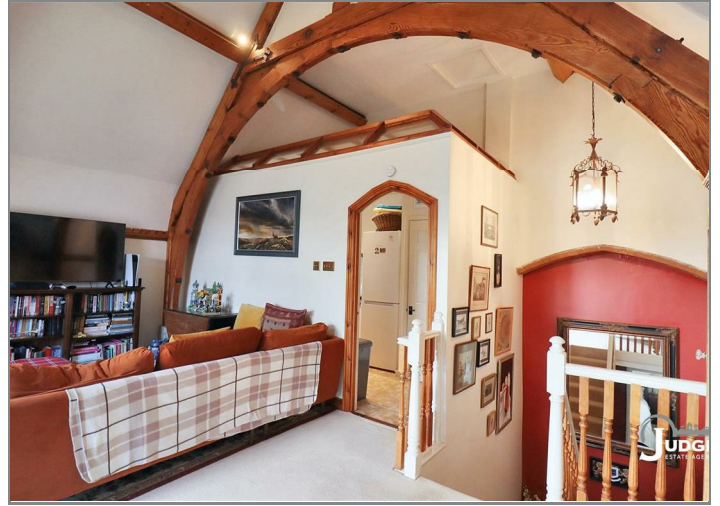
12'9 x 7'6 (3.89m x 2.29m)  
With a range of wall and base units, work surfaces, sink with mixer tap, integral oven, hob, extractor fan, radiator, power points and a window to the side aspect.

#### GARDEN

A lovely garden from the front of the building there is gated access to a mainly laid to lawn garden home to a number of shrubs and plants.







#### PARKING

There is allocated 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 Woollen 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.

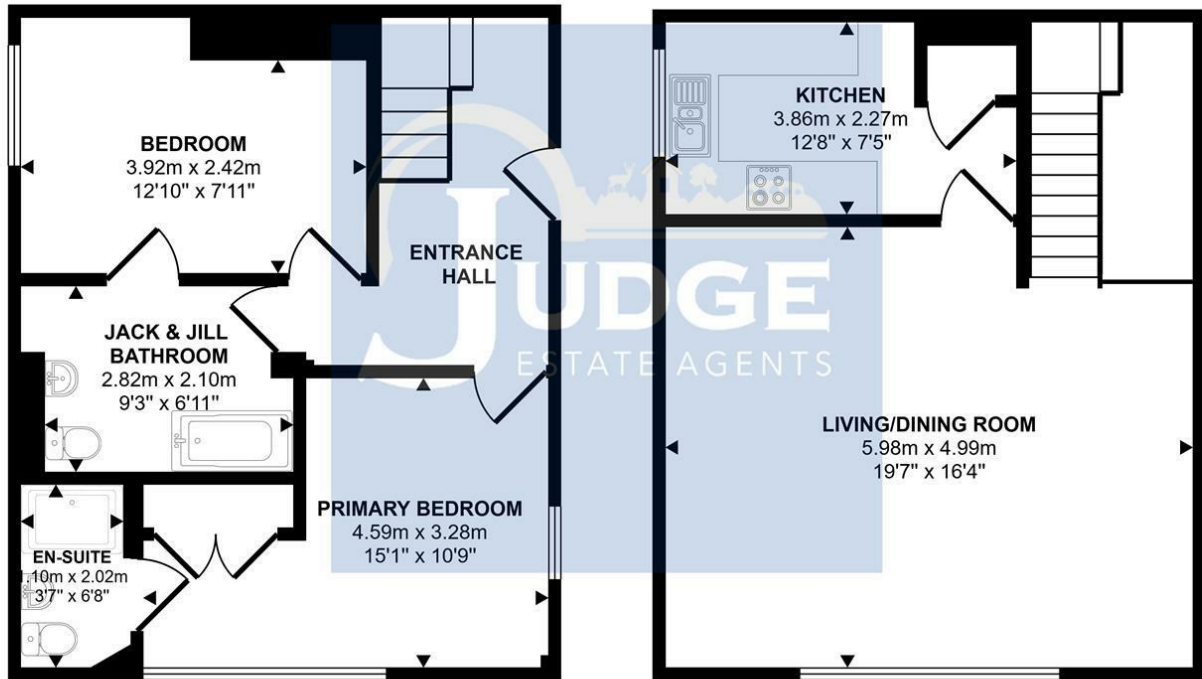
#### MONEY LAUNDERING

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 purchasers will be asked to produce identification documentation at a later stage and we would ask for your



Approx Gross Internal Area  
88 sq m / 944 sq ft



Ground Floor  
Approx 44 sq m / 474 sq ft

First Floor  
Approx 44 sq m / 470 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.

