



- IMMACULATELY PRESENTED
- GROUND FLOOR WC
- OFF ROAD PARKING

- MODERN SEMI-DETACHED HOUSE
- EN-SUITE BEDROOM
- COUNCIL TAX BAND - C

Price guide £279,950

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



This very well presented, three bedroom semi-detached house is part of a recently completed new home development makes for an ideal family home. The property offers great links for Walks as well as access to Motorway and main roads. In brief this lovely home benefits from an Entrance Hall, Kitchen, WC, Living Room, First Floor Landing, Three Bedrooms with an En-Suite and a Main Bathroom. There is well maintained and presented rear garden and there is also off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor landing, radiator, power point and door to:

KITCHEN

12' x 11'6" (3.66m x 3.51m)

There are a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor, power points, window to the front aspect, under stairs cupboard and there is an inner hallway with doors to:

WC

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

LIVING ROOM

14'8" x 11'9" (4.47m x 3.58m)

Benefiting from a radiator, power points, TV point and Patio doors to the rear garden.

FIRST FLOOR LANDING

There is a loft access, power point and doors to:

BEDROOM

11'11" x 11'1" (3.63m x 3.38m)

Benefiting from a window to the front aspect, radiator, power points, fitted cupboards and a door to:

EN-SUITE

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

BEDROOM

10'6" x 8'4" (3.20m x 2.54m)

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

BEDROOM

7'3" x 6' (2.21m x 1.83m)

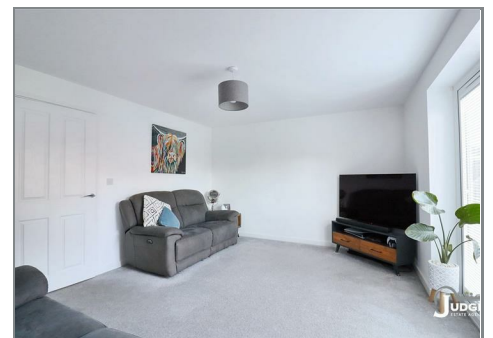
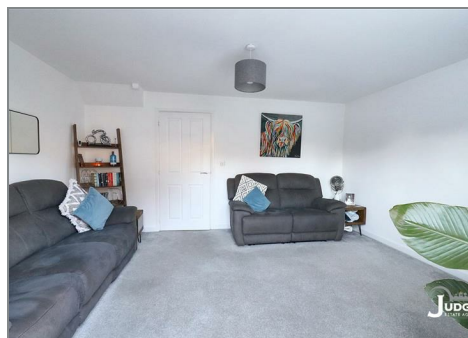
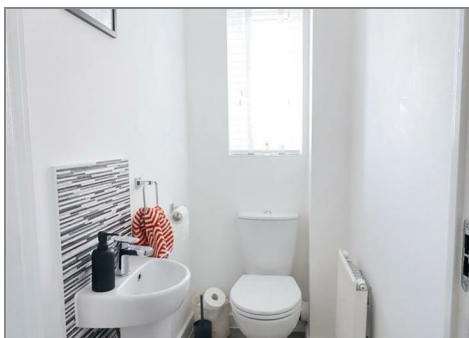
With a window to the rear aspect, radiator and power points.

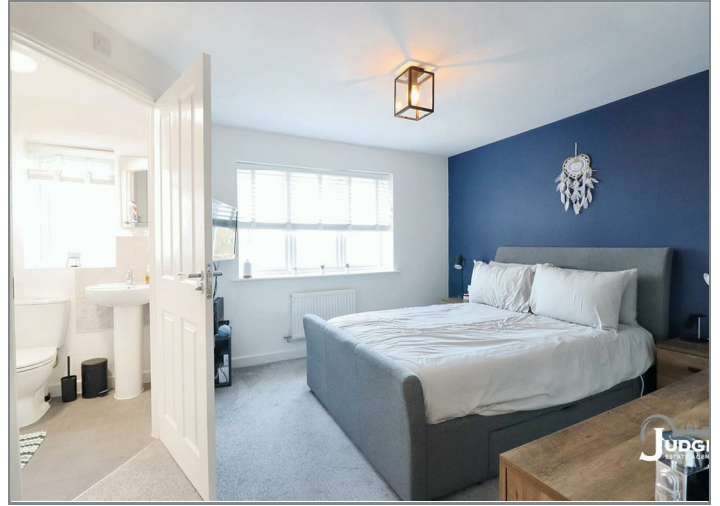
BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Radiator and a Window to the side aspect.

REAR GARDEN

There is a patio that leads to a mainly laid to lawn area, shed and stone chipped bordered area.





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.

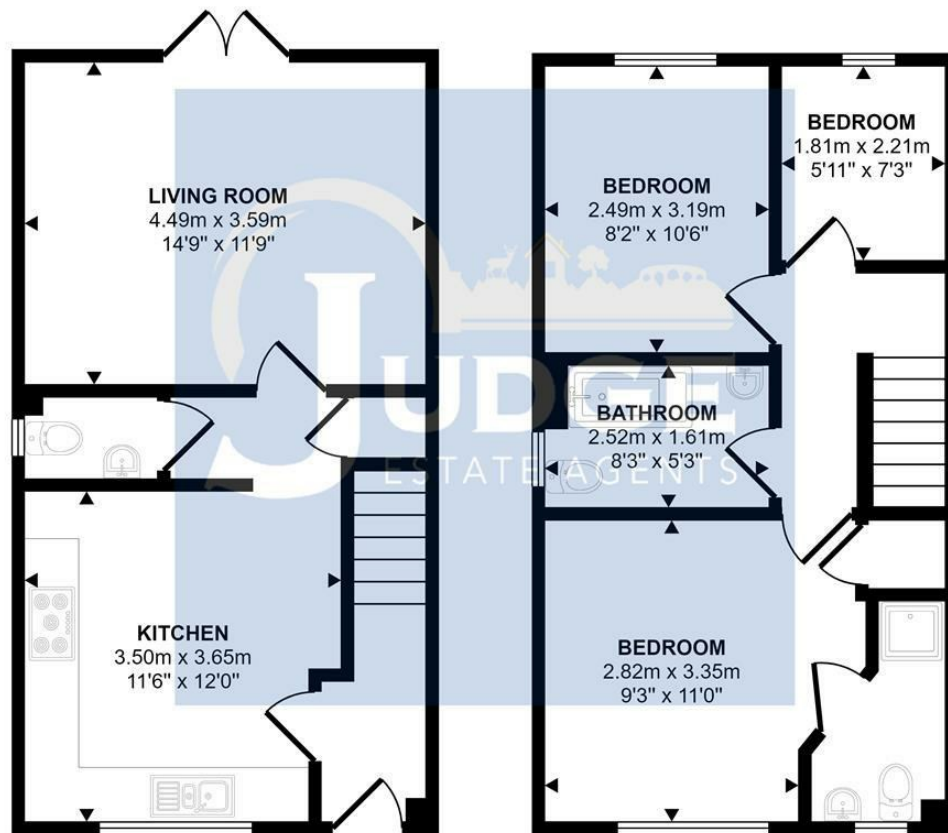
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo 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
75 sq m / 809 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 37 sq m / 402 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.

