

- THREE STOREY, THREE BEDROOM HOUSE
- CONSERVATORY
- IDEAL FAMILY HOME
- PRIMARY BEDROOM EN-SUITE

- OFF ROAD PARKING & GARAGE
- IMMACULATELY PRESENTED
- GROUND FLOOR WC
- COUNCIL TAX BAND - C

Asking price £276,000

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



Positioned within a great location to give ease of access to the centre of Anstey village which offers an array of choice whether going out for a meal, lunch or general shopping. This immaculately presented three bedroom, three storey Town House makes for an ideal family home benefiting from an Entrance Hall, WC, Kitchen, Living Room, Conservatory, First Floor Landing, Two Bedrooms and a Bathroom, Second Floor Landing with the Primary Bedroom, Walk in Wardrobe area with a door leading to the En-Suite. There is a low maintenance rear garden and to the side of the property there is off road parking which leads towards a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, power points and doors that lead to:

#### WC

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

#### KITCHEN

10'8 x 7'8 (3.25m x 2.34m)

Having a range of wall and base units with work surfaces, sink with mixer tap, integral oven, hob with extractor, plumbing for a washing machine, power points, radiator and a window to the front aspect.

#### LIVING ROOM

15'3 x 14'9 (4.65m x 4.50m)

Benefiting from a radiator, power points, TV point, window to the rear aspect and double doors that lead to:

#### CONSERVATORY

11'10 x 9'5 (3.61m x 2.87m)

With windows to the rear and side aspects, power points and patio doors that lead to the rear garden.

#### FIRST FLOOR LANDING

There are stairs leading to the second floor, power points, radiator and doors that lead to:

#### BEDROOM

14'9 x 9'11 (4.50m x 3.02m)

Benefiting from two windows to the rear aspect, radiator, power points and two built in wardrobes.

#### BATHROOM

Comprising a low level WC, Wash hand basin, Bath, window to the front aspect, Heated towel rail and Complimentary tiling.

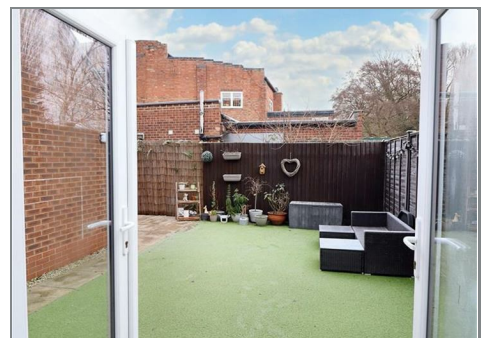
#### BEDROOM

11'3 x 7'7 (3.43m x 2.31m)

There is a window to the front aspect, radiator, power points and built in wardrobe.

#### SECOND FLOOR LANDING

There is a door that leads to:





#### PRIMARY BEDROOM

15' x 14'8" - 11'2" (4.57m x 4.47m - 3.40m)

Benefiting from a window to the front aspect, radiator, power points, Archway through to where there are double wardrobes also with a door that leads to:

#### EN-SUITE

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

#### REAR GARDEN

A lovely garden with a patio and artificial lawn area. There is a gate accessing the driveway alongside the property also.

#### PARKING

There is off road parking that leads alongside the property to:

#### GARAGE

Benefiting from an up and over door.

#### 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

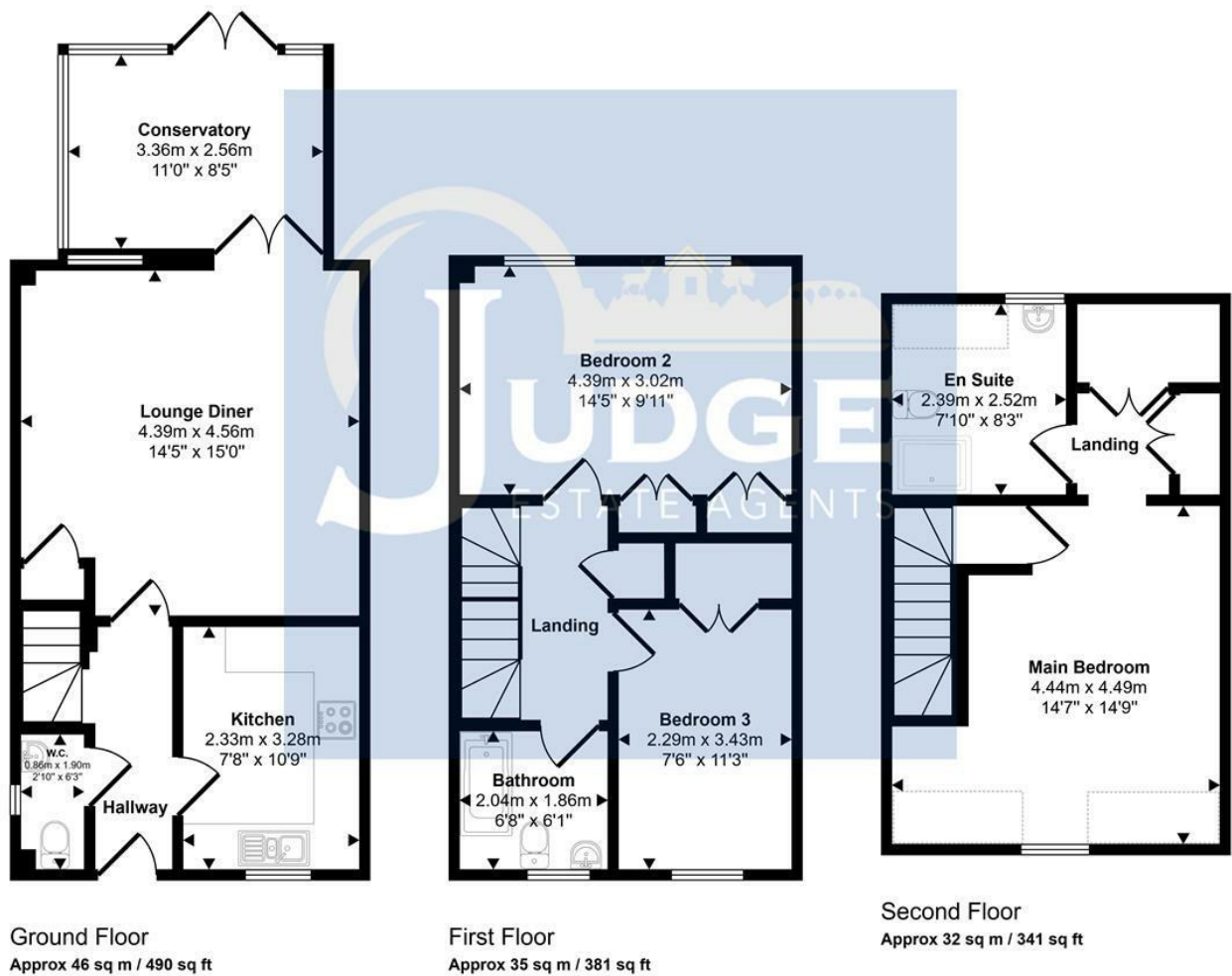
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area  
113 sq m / 1212 sq ft



Denotes head height below 1.5m

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		88
(81-91) B		
(69-80) C	74	
(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 <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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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