



- FOUR BEDROOM DETACHED HOUSE
- PRIMARY BEDROOM WITH EN SUITE
- IDEAL FOR ACCESS TO M1 AND MAJOR ROADS
- OFF ROAD PARKING AND GARAGE
- CORNER POSITION
- IDEAL FAMILY HOME
- SOCIAL KITCHEN/DINING/LOUNGE
- COUNCIL TAX BAND - E

Asking price £440,000

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



Located just off of the 'Anstey side' of Gynsill Lane and being part of an exclusive development constructed by Davidsons Homes comes offered for sale this very well presented, four bedroom detached house situated upon a corner position. Ideal for access to major road, M1 and city centre, this lovely home benefits a spacious Entrance Hall, WC, Living Room, Kitchen/Dining/Lounge, Utility, First Floor Landing, Four Bedrooms with an En-Suite to the Primary Bedroom as well as there being a Family Bathroom. To the outside there is a well established and maintained rear garden as well as off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead upwards to the First Floor Landing, radiator, power points, fitted cupboard and doors that lead to:

WC

Comprising a low level WC, Wash hand basin and a Radiator.

LIVING ROOM

20'11 x 13'6 into bay - 11'4 (6.38m x 4.11m into bay - 3.45m) Benefiting from a window to the front aspect, radiator, power points, TV point and a Bay window to the side aspect.

KITCHEN/DINING/LOUNGE

20'10 x 15'10 (6.35m x 4.83m) Having a range of wall and base units with work surfaces, integral oven, hob with extractor, integral fridge/freezer, dishwasher, microwave oven, breakfast bar, bay fronted window, windows and patio doors to the side aspect, radiator, power points as well as a door that leads to:

UTILITY

7'1 x 4'5 (2.16m x 1.35m) There are wall and base units with work surfaces, plumbing for a washing machine, power points and a door to the Garden.

FIRST FLOOR LANDING

Having access to the loft, and doors that lead to:

PRIMARY BEDROOM

11'7 x 11'9 - 9'10 (3.53m x 3.58m - 3.00m) Benefiting from a window to the side aspect, radiator, power points, fitted wardrobes and a door that leads to:

EN-SUITE

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

BEDROOM

11'7 x 9'7 (3.53m x 2.92m) Having a window to the rear aspect, radiator, power points and fitted wardrobes.





BEDROOM

10'5 x 8'11 (3.18m x 2.72m)

With windows to the side and front aspects, radiator and power points.

BEDROOM

10'2 - 8'4 x 9'1 (3.10m - 2.54m x 2.77m)

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

BATHROOM

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

OUTSIDE

To the side of the property accessed off of the Kitchen/Dining/Lounge is a well established garden with a patio that leads onto a laid lawn area having a decked seating area. There is a gate accessing the parking area as well.

PARKING

To the rear of the property is off road parking ideal for two vehicles side by side that also leads to:

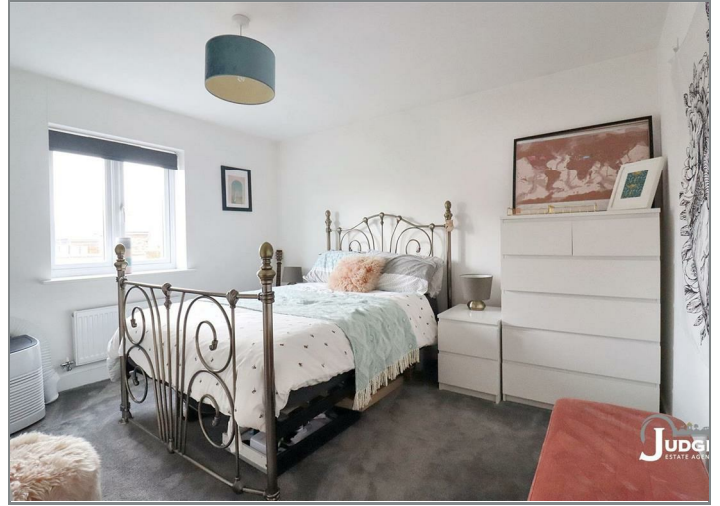
GARAGE

Benefiting 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



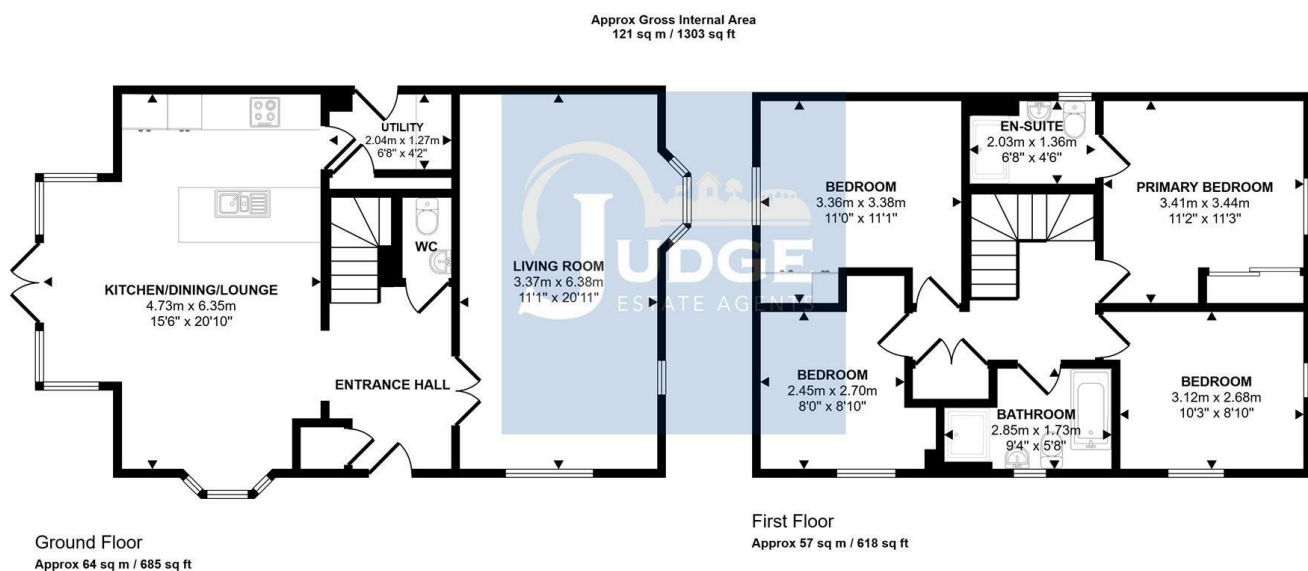
away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run 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 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





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.

