



- THREE BEDROOM DETACHED DORMER BUNGALOW
- NO UPWARD CHAIN
- WELL MAINTAINED AND ESTABLISHED GARDEN

- HIGHLY SOUGHT AFTER POSITION WITHIN ANSTEY
- OFF ROAD PARKING AND GARAGE
- COUNCIL TAX BAND - D

Offers in the region of £390,000

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





This individual, detached three bedroom Dormer Bungalow is located upon an extremely well sought after position in Anstey village en route to Bradgate Park. This versatile property that is ready for the next owner to add 'their own vision' briefly benefits from an Entrance Hall, Living Room, Kitchen, Porch/Utility, WC, Two Bedrooms, Bathroom, First Floor Landing with a Bedroom and Shower room. There is a well established and maintained rear garden, from the front there is off road parking and a driveway leading alongside the property to the Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs leading to the first floor landing, radiator and doors that lead to:

#### LIVING ROOM

12'8 x 10'7 (3.86m x 3.23m)

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

#### KITCHEN

13'11 - 8'4 x 8'7 - 4'11 (4.24m - 2.54m x 2.62m - 1.50m)

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, windows to the rear and side aspects, radiator, power points and door that leads to:

#### UTILITY/PORCH

Having base units, work surface, sink with mixer tap, under stairs cupboard, window and door to the side aspect, power points and a door that leads to:

#### WC

Comprising a low level WC.

#### BEDROOM

14'10 x 12'1 (4.52m x 3.68m)

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

#### BEDROOM

12'10 x 10'1 (3.91m x 3.07m)

There is a window to the rear aspect, radiator, power points and fitted wardrobes.

#### BATHROOM

9'7 x 6'10 (2.92m x 2.08m)

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

#### FIRST FLOOR LANDING

There is a window to the side aspect and doors that lead to:

#### BEDROOM

13'8 x 8'4 (4.17m x 2.54m)

Benefiting from windows to the rear and side aspects, radiator and power points.

#### SHOWER ROOM

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







#### REAR GARDEN

A generously sized and well maintained garden with a patio that enjoys a mainly laid to lawn garden enjoying bordered areas home to a number of shrubs, plants and trees. (Please see photos).

#### PARKING

From the front there is off road parking that leads up and 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 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

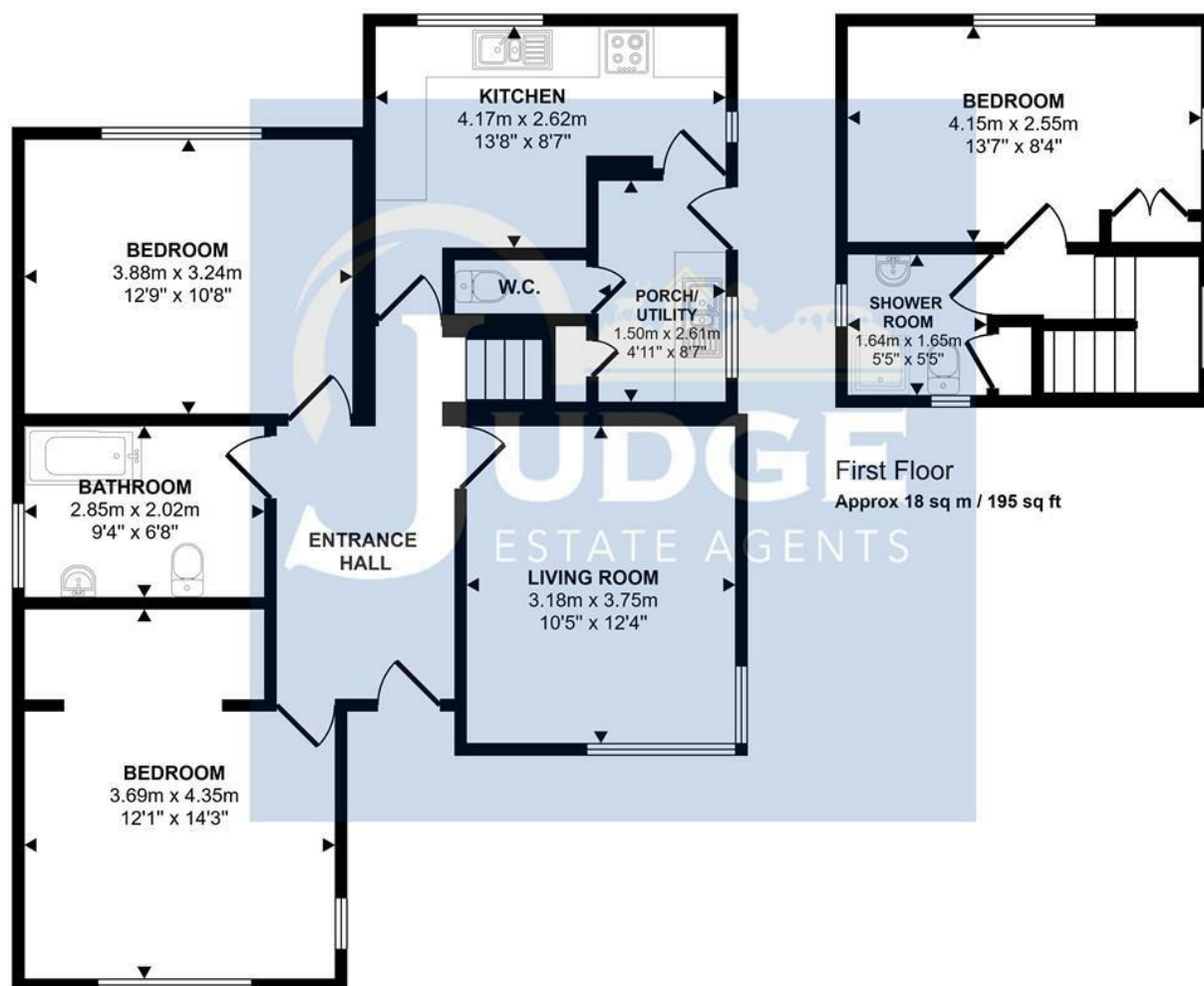
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### 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.



Approx Gross Internal Area  
93 sq m / 1000 sq ft



**Ground Floor**  
Approx 75 sq m / 805 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	47	77
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		
England & Wales		
EU Directive 2002/91/EC		

