



LEICESTER ROAD ANSTEY

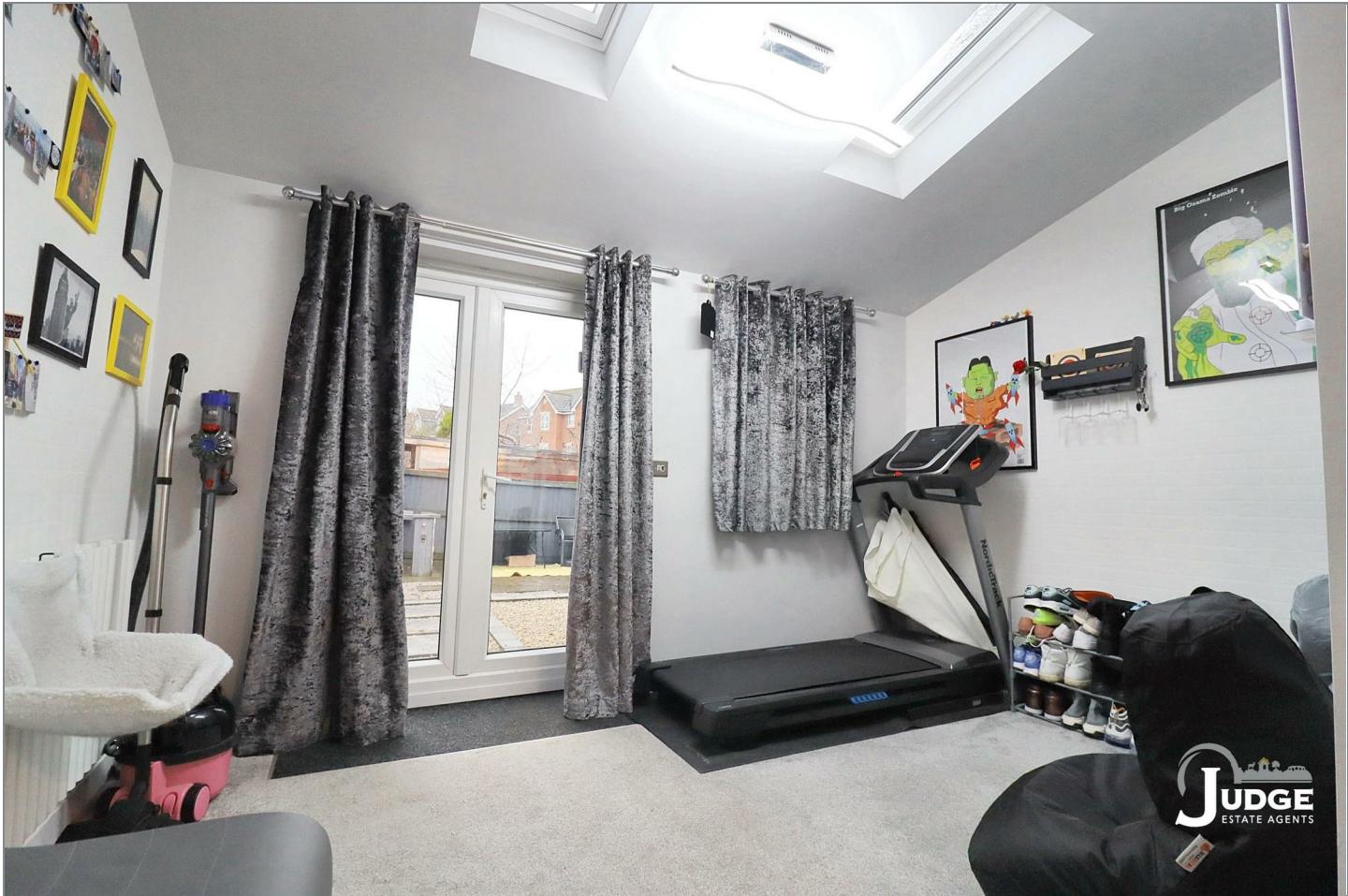


- THREE BEDROOM TOWN HOUSE
- OFF ROAD PARKING
- EN-SUITE BEDROOM
- CLOSE TO THE CENTRE OF VILLAGE

- THREE STOREY
- GROUND FLOOR WC
- LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX BAND - C

Asking price £269,950

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



Located close to the centre of this thriving village comes offered for sale a very well presented, three storey, three bedroom Townhouse. This fantastic home benefits from a Kitchen, WC, Living Room, Lounge, First Floor Landing with a Primary Bedroom and En-Suite, Family Bathroom, Second Floor Landing with Two Bedrooms. There is a low maintenance, well presented rear garden and there is allocated off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

KITCHEN

9'10 x 9'10 (3.00m x 3.00m)

There are a range of wall and base units with work surfaces, integral oven, hob with extractor, sink with mixer tap, integral fridge/freezer, integral wine fridge, radiator, power points, windows to the front and side aspects, stairs leading to the first floor landing, door that leads to the Living room and a door to:

WC

Comprising a low level WC, Wash hand basin and a Heated towel rail.

LIVING ROOM

12'10 x 11'8 (3.91m x 3.56m)

Benefiting from a radiator, power points, TV point and archway that leads through to:

LOUNGE

12'8 x 8'5 (3.86m x 2.57m)

Having Velux windows, power points, radiator and a window and patio doors that lead to the rear garden.

FIRST FLOOR LANDING

Having stairs leading up to the second floor landing, radiator, power points, window to the front aspect and doors that lead to:

PRIMARY BEDROOM

12'10 x 11'8 (3.91m x 3.56m)

Benefiting from two windows to the rear aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Extractor and a Radiator.

BATHROOM

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

SECOND FLOOR LANDING

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





BEDROOM

12'8 - 11'1 x 13' - 6'1 (3.86m - 3.38m x 3.96m - 1.85m)
Having a window to the rear aspect, radiator and power points.

BEDROOM

11'7 - 9' - 7' x 9'7 - 6'1 (3.53m - 2.74m - 2.13m x 2.92m - 1.85m)

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

REAR GARDEN

A low maintenance garden which is mainly paved and gravelled. There is a gate that leads to the parking.

PARKING

There is an allocated area for off road parking accessed via Nedd Lud Close

ANSTHEY 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

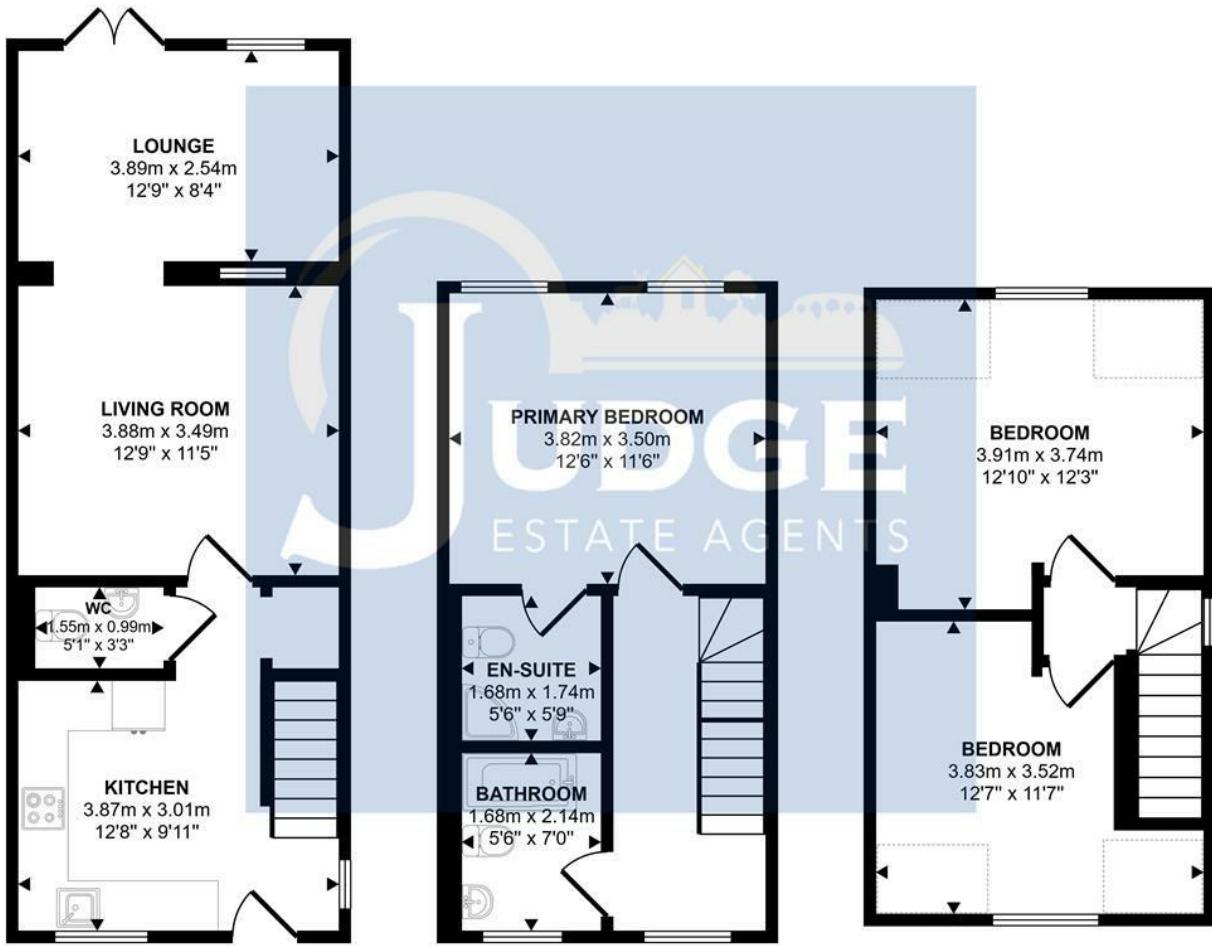
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area
99 sq m / 1067 sq ft



Ground Floor

Approx 41 sq m / 443 sq ft

First Floor

Approx 29 sq m / 316 sq ft

Second Floor

Approx 29 sq m / 308 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	77
(69-80)	C	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

