



- THREE BEDROOM SEMI-DETACHED HOUSE
- GENEROUSLY SIZED GARDEN
- HIGHLY FAVOURABLE VILLAGE LOCATION
- 0.4 MILES TO ANSTEY VILLAGE CENTRE
- 11.3 MILES TO LOUGHBOROUGH

- CLOSE TO THE VILLAGE PRIMARY AND SECONDARY SCHOOL
- CONSERVATORY
- VENDOR ADVISES 2.3 MILES TO BRADGATE PARK
- 4.2 MILES TO LEICESTER CITY CENTRE
- COUNCIL TAX BAND - B

Asking price £268,000

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



Being within close proximity to the village primary and secondary schools as well as a nice walk to the centre of this thriving village comes for sale this well presented three bedroom Semi-Detached House. This ideal family home consists of an Entrance Hall, Living Room, Conservatory, Kitchen, Utility/Rear Porch, Shower Room, First Floor Landing, Three Bedrooms and a WC. To the rear there is a generously sized and well established garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

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

LIVING ROOM

14'10 x 11'5 (4.52m x 3.48m)

Benefiting from a window to the front aspect, radiator, power points, TV point, open fireplace with feature surround and door to:

SOLID ROOF CONSERVATORY

12'7 x 9'10 (3.84m x 3.00m)

There are windows to both side and rear aspects, radiator, power points, sky light and patio doors to the rear garden. The current vendors use this as a dining room/family room.

KITCHEN

10'4 x 8'6 (3.15m x 2.59m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, window to the front aspect, radiator, power points and access through to:

UTILITY AREA/REAR PORCH

6'8 x 5'5 (2.03m x 1.65m)

There is a door to the rear garden, plumbing for a washing machine, power points and door to:

SHOWER ROOM

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

FIRST FLOOR LANDING

With a radiator, window to the rear aspect, loft access and doors to:

PRIMARY BEDROOM

11'5 x 10'5 (3.48m x 3.18m)

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

SECOND BEDROOM

11'6 - 10'3 x 7'9 (3.51m - 3.12m x 2.36m)

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





THIRD BEDROOM

8'6 x 6'11 (2.59m x 2.11m)

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

WC

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

REAR GARDEN

A generously sized rear garden with a patio and decked area that leads through to an extensive mainly laid to lawn garden having borders home to a variety of shrubs, plants and trees. There is also a sheltered garden hut close to the property and decked and patio area.

ANSTEY VILLAGE

Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with

its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woollen Hill Community Primary School (0.7 miles)



Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

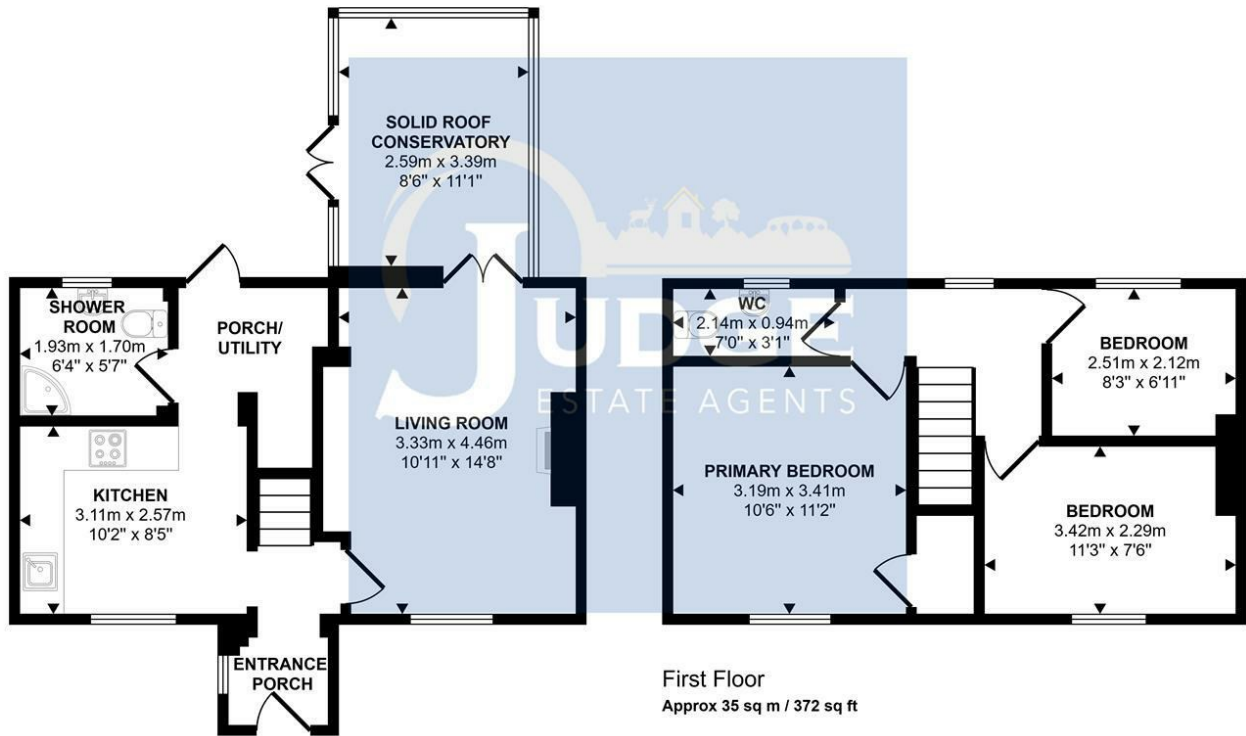
VIEWINGS

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) Click through our 360 Tour
- 5) Please provide and assist proof of affordability



Approx Gross Internal Area
80 sq m / 859 sq ft



Ground Floor
Approx 45 sq m / 487 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.

