



- FOUR BEDROOM SEMI-DETACHED HOUSE
- IDEAL FAMILY HOME
- EN-SUITE TO PRIMARY BEDROOM
- HIGHLY SOUGHT AFTER VILLAGE
- NO UPWARD CHAIN

- CUL DE SAC POSITION
- CLOSE TO VILLAGE CENTRE
- STUDY/SNUG
- COUNCIL TAX BAND - C

Offers in the region of £334,950

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



Situated within the heart of this North Leicestershire Charnwood village comes offered for sale this impressive four bedroom Semi-Detached family home that is positioned in a Cul De Sac. This fantastic property is the ideal family home as offers convenient access to the village shops, cafes and amenities as well as primary and secondary Schooling. In brief this lovely home benefits from an Entrance Hall, Living/Dining/Kitchen, Utility, WC, Study/Snug, First Floor Landing with Four Bedrooms (One with an En-Suite) and a Family Bathroom. To the rear of the property is a well maintained garden and from the front there is off road parking for approx 2x cars. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

With stairs leading up to the first floor landing and doors that lead to:

LIVING ROOM AREA

15'7 x 14'6 - 9' (4.75m x 4.42m - 2.74m)

Benefiting from a window to the front aspect, radiator, power points, TV point and then the room flows through to:

KITCHEN/DINING AREA

24'3 x 8'10 (7.39m x 2.69m)

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral dishwasher, extractor, power points, radiator, from the Dining Area there

are patio doors that lead to the rear garden, from the Kitchen Area there are windows and a door that lead to the rear aspect and also having access through to:

UTILITY

5'4 x 5'4 (1.63m x 1.63m)

Having wall and base units with a work surface, sink with mixer tap, plumbing for a washing machine, power points, access through to the Study/Snug and a sliding door that leads to:

WC

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

STUDY/SNUG

9'10 x 8'2 (3.00m x 2.49m)

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

FIRST FLOOR LANDING

There is an Airing cupboard, loft access with ladder and majority boarded as well as doors that leads to:

PRIMARY BEDROOM

11'6 x 10'7 from fitted wardrobes (3.51m x 3.23m from fitted wardrobes)

Benefiting from a window to the front 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, Heated towel rail, Extractor and Complimentary tiling.

BEDROOM

11'10 x 8'9 (3.61m x 2.67m)

Having windows to both the side and rear aspects, radiator and power points.

BEDROOM

11'11 x 8'8 (3.63m x 2.64m)

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

BEDROOM

10'6 maximum x 7'9 (3.20m maximum x 2.36m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary bath panels, Heated towel rail and an Extractor.



REAR GARDEN

A well established and presented garden that comprises two patio areas and laid to lawn garden, bordered areas with shrubs and plants and a side access to the front of the property.

PARKING

There is off road parking for approx 2x cars from the front of the property.

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)

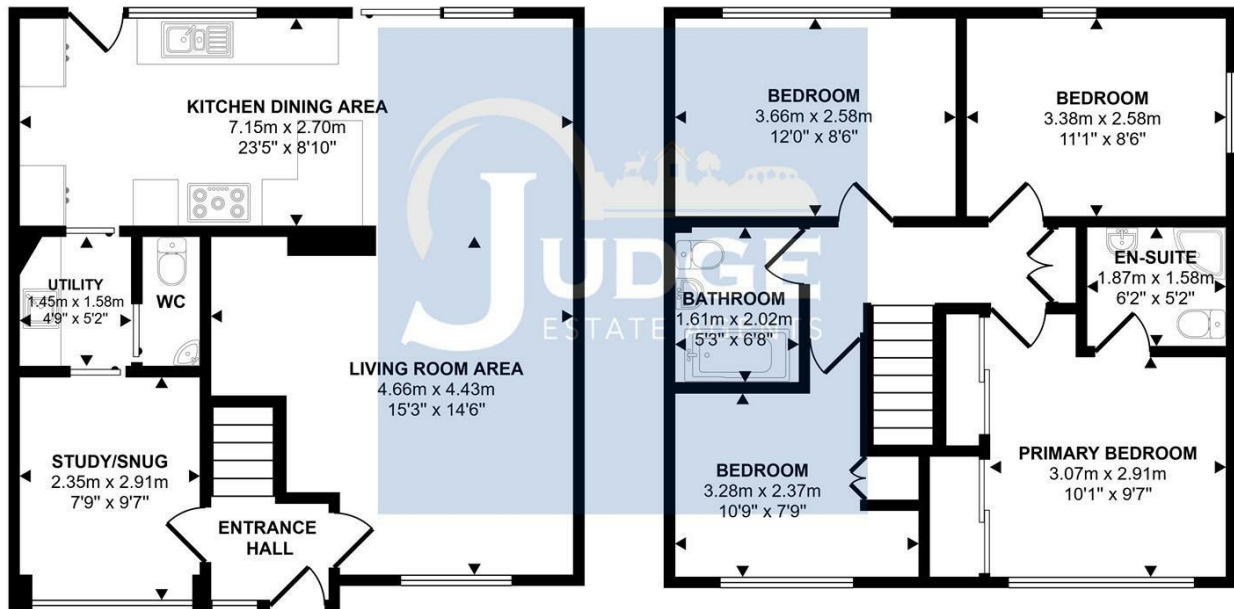
Woolden Hill Community Primary School (0.7 miles)

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.



Approx Gross Internal Area
107 sq m / 1147 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.

