



- THREE BEDROOM EXTENDED DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- PRIMARY BEDROOM EN-SUITE

- MODERN DEVELOPMENT ON EDGE OF VILLAGE
- GROUND FLOOR WC
- COUNCIL TAX BAND - D

Price guide £375,000

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





Located within this modern development, situated upon the edge of a highly regarded North Leicestershire Village comes offered for sale this extended, immaculate three bedroom detached house. A lovely home that in brief comprises an Entrance Hall, WC, Living Room, Kitchen/Dining/Lounge, First Floor Landing, Three Bedrooms with an En-Suite to the Primary Bedroom and a Bathroom. There is a well maintained Garden as well as Off Road Parking and a Garage. PLEASE VIEW OUR VIRTUAL TOUR FOR MORE DETAIL.

#### ENTRANCE HALL

There is a radiator, power point, stairs leading up to the First Floor Landing and doors that lead to:

#### LIVING ROOM

16'5 x 12'9 - 9'10 (5.00m x 3.89m - 3.00m)

Benefiting from a bay window to the side aspect, radiator, power points, TV point and a Window to the front aspect.

#### WC

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

#### KITCHEN/DINING/LOUNGE

18'9 x 16'6 - 13'2 (5.72m x 5.03m - 4.01m)

There are a range of wall and base units with work surfaces,

sink with mixer tap and drainer, integral oven, hob with extractor, power points, radiator, windows to the front and rear aspects Velux windows to the rear aspect, TV point and Bi-Folding doors that lead to the rear garden.

#### FIRST FLOOR LANDING

With a radiator, loft access, power point and doors that lead to:

#### PRIMARY BEDROOM

12'11 x 8'10 (3.94m x 2.69m)

Benefiting from windows to the front and side aspects, 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 Heated towel rail.

#### BEDROOM

9'10 x 6'7 (3.00m x 2.01m)

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

#### BEDROOM

9'3 x 6'7 (2.82m x 2.01m)

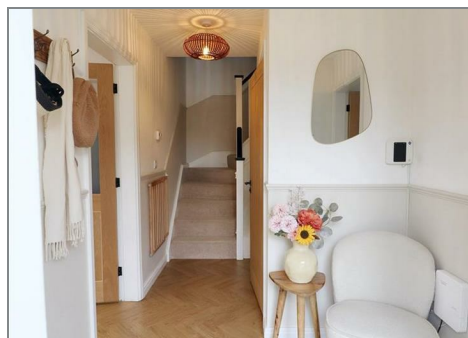
With a window to the side aspect, radiator and power points.

#### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Complimentary tiling, Heated Towel Rail and a Window to the front aspect.

#### REAR GARDEN

A lovely garden that enjoys a laid to lawn area accompanied by both Decked and Patio areas.







#### PARKING

To the rear of the property there is off road parking that leads to:

#### GARAGE

Benefiting from an up and over door.

#### 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

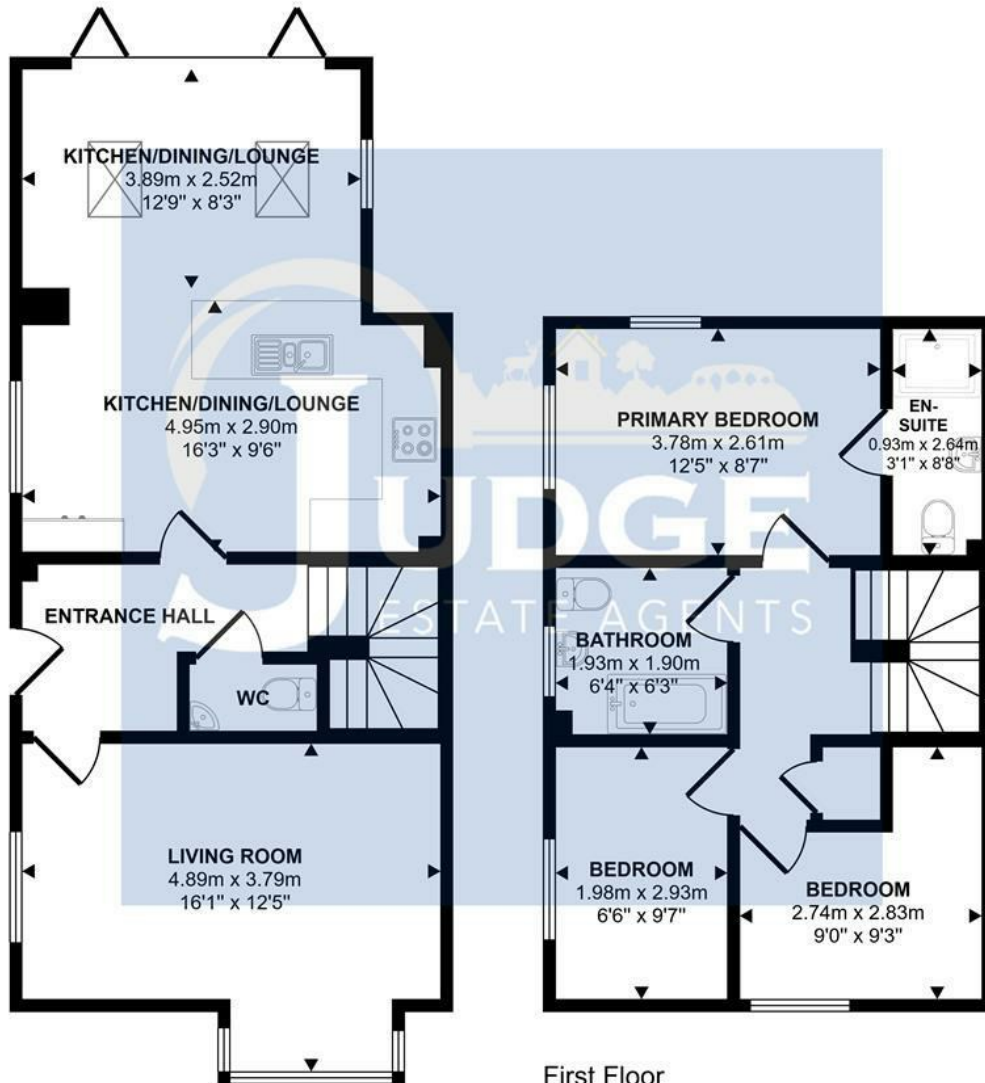
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### 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  
89 sq m / 956 sq ft



First Floor  
Approx 38 sq m / 404 sq ft

Ground Floor  
Approx 51 sq m / 552 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		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	

