

- FOUR BEDROOM DETACHED HOUSE
- CORNER PLOT
- SPACIOUS KITCHEN/DINING/LOUNGE
- GROUND FLOOR WC

- OFF ROAD PARKING & GARAGE
- EN-SUITE SHOWER ROOM
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - E

Asking price £440,000

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





This immaculately presented four bedroom detached house resides upon a Corner Plot and is located within this highly popular development built by Davidsons on the fringes of both Anstey and Glenfield. Situated off of the Gynsill Lane this ideal Family Home benefits briefly from an Entrance Hall, WC, Living Room, Kitchen/Dining/Lounge, Rear Porch/Utility, First Floor Landing, Four Bedrooms with an En-Suite to the Primary Bedroom and a Family Bathroom. There is a landscaped low maintenance Garden and Off Road Parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs leading up to the First Floor Landing, Fitted Cupboard, power points, French doors that leads to the Kitchen/Dining/Lounge, door to the WC and French doors that lead to:

#### LIVING ROOM

21' x 12'8" - 11'4" (6.40m x 3.86m - 3.45m)  
Benefiting from a window to the front aspect, Bay window to the side aspect, radiator and power points.

#### WC

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

#### KITCHEN/DINING/LOUNGE

22'4" - 11'3" x 15'11" (6.81m x 3.43m x 4.85m)  
Having a range of wall and base units with work surfaces, Breakfast Bar, integral oven, microwave oven, hob with extractor, integral Fridge/Freezer, power points, radiator, TV point, Bay fronted window, windows and Patio doors to the side aspect leading towards to the Garden, TV point and door that leads to:

#### REAR PORCH/UTILITY

With a storage area, work surface, plumbing for a washing machine and a door to the rear that leads to the Driveway.

#### FIRST FLOOR LANDING

There is an airing cupboard, power points, Loft access and doors that lead to:

#### PRIMARY BEDROOM

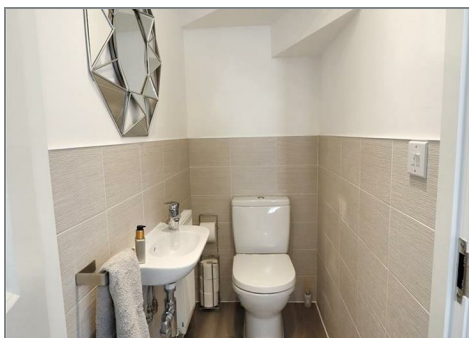
11'6" x 11'7" - 9'9" (3.51m x 3.53m - 2.97m)  
Benefiting from a window to the side aspect, radiator, power points, fitted wardrobes and a door that leads to:

#### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Window to the rear aspect and a Heated towel rail.

#### BEDROOM

11'7" x 9'7" (3.53m x 2.92m)  
Having a window to the side aspect, radiator, power points and fitted wardrobes.







#### BEDROOM

10'3 - 8'4 x 9'2 (3.12m - 2.54m x 2.79m)

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

#### BEDROOM

10'6 x 9'1 (3.20m x 2.77m)

With a window to the front aspect, radiator, power points and fitted wardrobes.

#### BATHROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Bath, Complimentary tiling, Heated towel rail and a Window to the front aspect.

#### GARDEN

A lovely and social landscaped garden that comprises a paved patio with gravelled bordering, artificial lawn as well as a Decked seating area.

#### PARKING

There is off road parking leading along the rear of the property 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

Martin High School - Secondary

Woollen Hill Community Primary School

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.

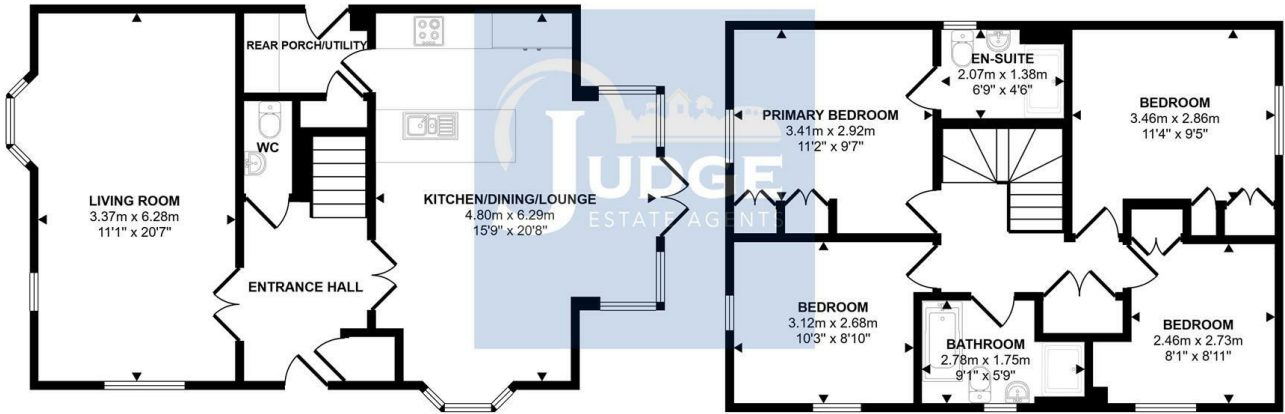
#### VIEWINGS

We always like any potential purchaser to follow our four steps

1) Read property description



Approx Gross Internal Area  
122 sq m / 1312 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.

