



- TWO BEDROOM END TOWNHOUSE
- HEART OF VILLAGE LOCATION
- CLOSE TO VILLAGE SHOPS AND AMENITIES

- OFF ROAD PARKING
- IDEAL FIRST TIME PURCHASE
- COUNCIL TAX BAND - B

Offers over £219,000

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





Within the heart of this highly favourable North Leicestershire village comes offered for sale this very well presented, Two Bedroom End-Townhouse. This lovely home makes for an ideal first time purchase and in brief benefits from an Entrance Hall, Kitchen, Living Room, First Floor Landing, Two Bedrooms and a Bathroom. To the outside there is a well presented and low maintenance rear garden and there is also communal off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

Having a window to the side aspect, stairs leading to the first floor landing, radiator and a door that leads to:

#### KITCHEN

10'11 - 7' x 9'1 - 6'1 (3.33m - 2.13m x 2.77m - 1.85m)  
With a range of wall and base units and work surfaces, integral oven, hob with extractor, sink with a mixer tap, window to the front aspect. power points, radiator, Breakfast Bar and door that leads to:

#### LIVING ROOM

13'10 x 12'1 (4.22m x 3.68m)  
Benefiting from patio doors to the rear garden, radiator, power points and an under stairs cupboard.

#### FIRST FLOOR LANDING

With power point and doors to:

#### BEDROOM

12'1 x 9' (3.68m x 2.74m)  
Having a window to the rear aspect, radiator, power points and fitted wardrobe.

#### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with shower over, Complimentary tiling, lighting, Underfloor heating, Extractor and a Heated towel rail.

#### BEDROOM

9'3 x 9' (2.82m x 2.74m)  
With a window to the front aspect, radiator, power points, fitted wardrobe and built in cupboard.

#### REAR GARDEN

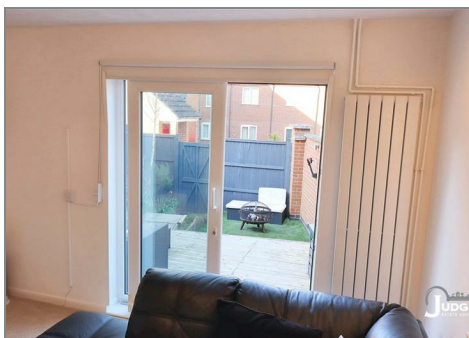
A lovely, low maintenance garden that comprises a decked patio area with steps to the rear having an artificial laid to lawn and bordered area.

#### PARKING

Vendor advises there is off road parking allocated to the property and also communal off road parking spaces to use.

#### ANSTEY 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 Woollen 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.

#### MEASUREMENTS

Every care has been taken to reflect the true dimensions of

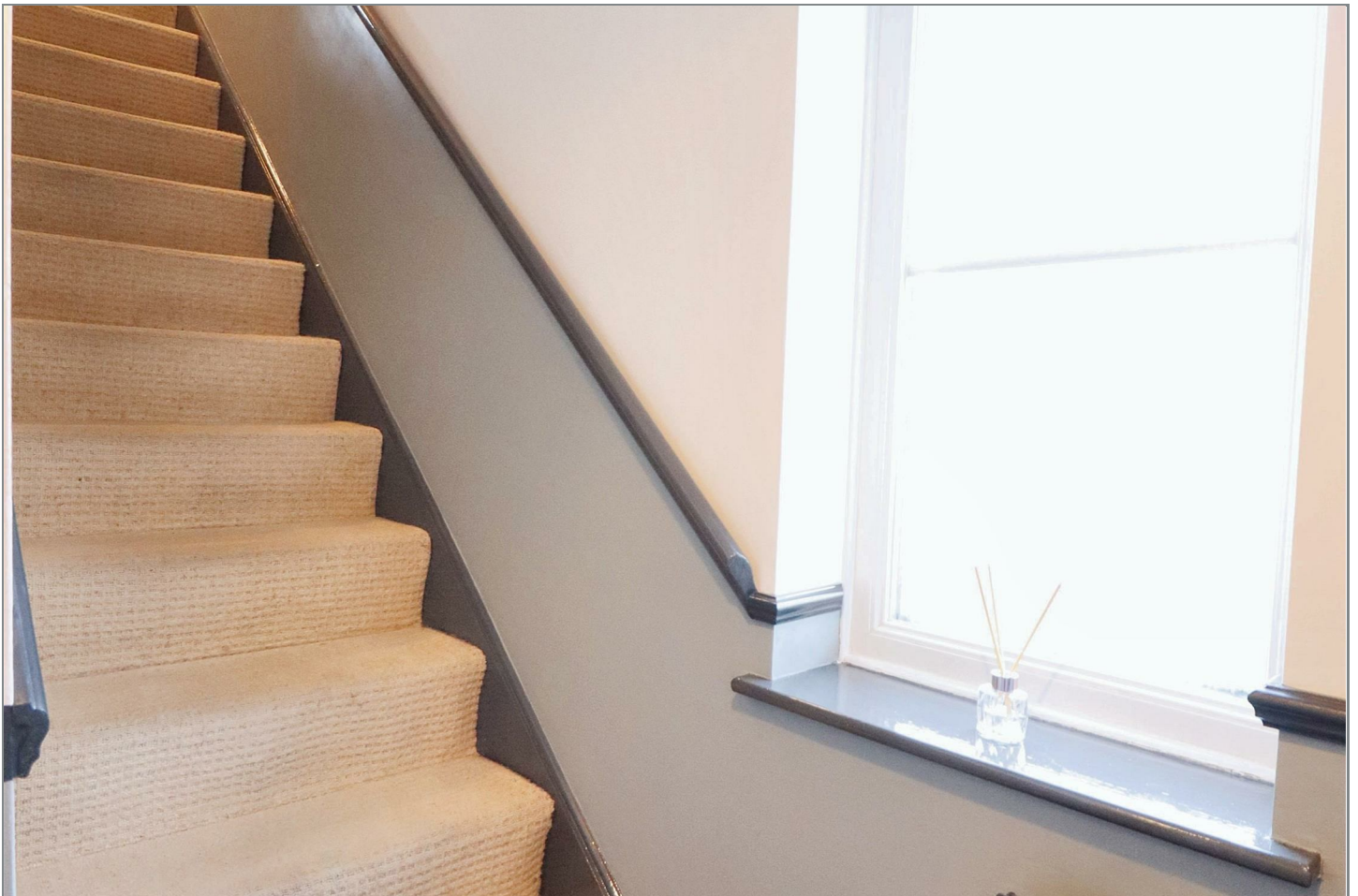
this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

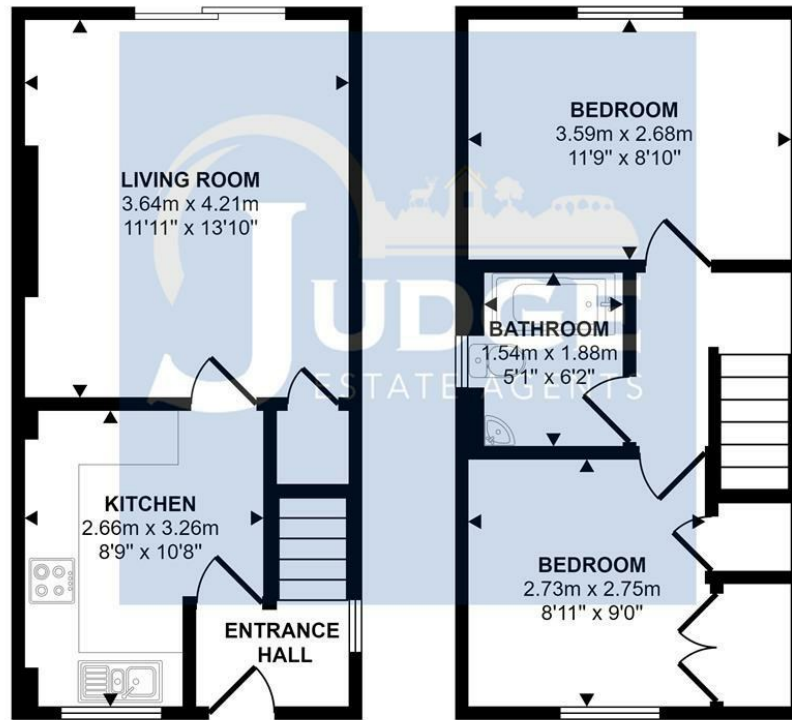
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we





Approx Gross Internal Area  
55 sq m / 597 sq ft



Ground Floor  
Approx 28 sq m / 298 sq ft

First Floor  
Approx 28 sq m / 299 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.

