



- FOUR BEDROOM DETACHED HOUSE
- EDGE OF VILLAGE POSITION
- LANDSCAPED REAR GARDEN
- EN-SUITE BEDROOM
- OFF ROAD PARKING AND GARAGE
- IDEAL FAMILY HOME
- VERY WELL PRESENTED
- COUNCIL TAX BAND - D

Offers over £419,950

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



This very well presented, impressive Four Bedroom Detached House resides upon the edge of this highly favourable North Leicestershire Village. Modern, spacious this lovely property makes for an ideal family home and in brief benefits from an Entrance Hall, WC, Living Room, Kitchen/Dining, Utility, First Floor Landing, Four Bedrooms with a Primary En-Suite as well as a Family Bathroom. To the rear there is an eye-catching landscaped Garden and from the front there is access to Off Road Parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

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

WC

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

LIVING ROOM

20'1 x 11'4 (6.12m x 3.45m)

Benefiting from a window to the front aspect, radiator, power points, TV point and Patio doors to the Rear Garden.

KITCHEN/DINING ROOM

20'1 x 10'7 (6.12m x 3.23m)

There is a window to the front aspect, radiator, power points,

wall and base units with work surfaces, sink with a mixer tap, built in Bosch Kitchen appliances such as Dishwasher, Washing Machine, Fridge Freezer and double Oven. window to the rear aspect, radiators, power points and door that leads to:

UTILITY

7' x 4'7 (2.13m x 1.40m)

Having wall and base units with work surfaces, plumbing for a washing machine, power points, radiator and a door that leads to the Rear Garden.

FIRST FLOOR LANDING

Having an airing cupboard, Loft access, power point and doors that lead to:

PRIMARY BEDROOM

11'7 x 10'8 (3.53m x 3.25m)

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a door that leads to:

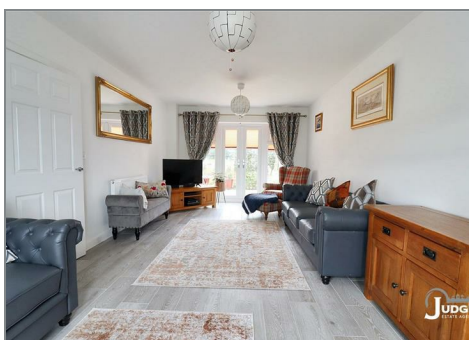
EN-SUITE

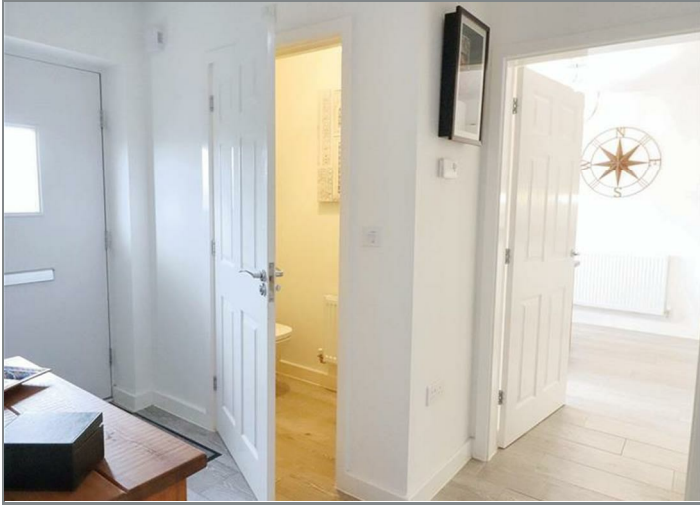
Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Complimentary tiling and a Window to the rear aspect.

BEDROOM

10'9 x 10'5 (3.28m x 3.18m)

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





BEDROOM

9'10 x 9'6 (3.00m x 2.90m)

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

BEDROOM

9'3 x 8'3 (2.82m x 2.51m)

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

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.

REAR GARDEN

A beautifully landscaped rear garden that enjoys a patio that leads to an artificial lawn area surrounded by borders home to a number of shrubs and there is a blocked paved pathway giving access to the Garage.

OFF ROAD PARKING

Having off road parking alongside the House that leads to:

GARAGE

18'10 x 9'10 (5.74m x 3.00m)

Benefiting from an electric door.

ADDITIONAL INFORMATION

There is a maintenance charge of £17.88 per month for the upkeep of the surrounding areas within the development, ensuring a well-maintained and attractive living environment for residents. Overall, this property offers a wonderful combination of modern features, practicality, and outdoor space for relaxing and entertaining.

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



Approx Gross Internal Area
108 sq m / 1164 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.

