



- FOUR BEDROOM DETACHED HOUSE
- HEART OF VILLAGE LOCATION
- PRIMARY BEDROOM EN-SUITE
- APPROX 0.4 MILE TO VILLAGE CENTRE

- CORNER PLOT
- OFF ROAD PARKING & GARAGE
- APPROX 0.5 MILE TO PRIMARY & SECONDARY SCHOOLS
- COUNCIL TAX BAND - E

**Offers over £375,000**





Residing upon a corner plot and within the heart of this thriving North Leicestershire village comes offered for sale this four bedroom detached house. An ideal family home that offers great links to the Primary and Secondary schools as well as an array of eateries, public houses and shopping facilities. In brief this lovely property benefits from an Entrance Hall, WC, Living Room, Kitchen/Dining, Utility, First Floor Landing, Four Bedrooms with an En-Suite to the Primary Bedroom and a Main Family Bathroom. There is a well established and maintained 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, window to the front aspect, power point and doors that lead to:

#### LIVING ROOM

21'6 x 13'4 into bay - 11'1 (6.55m x 4.06m into bay - 3.38m) Benefiting from a window to the front aspect, bay window to the side aspect, radiator, power points and a TV point.

#### WC

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

#### KITCHEN/DINING ROOM

21'6 x 11'9 (6.55m x 3.58m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, power points, radiator, windows to the side and front aspects, patio doors to the rear garden and access to:

#### UTILITY

8'7 x 5'2 (2.62m x 1.57m)

Having work surface with base unit, power points, sink with mixer tap, plumbing for a washing machine, window to the rear aspect, power points and a door to the rear garden.

#### FIRST FLOOR LANDING

There is an airing cupboard, power point, radiator, loft access and doors that lead to:

#### PRIMARY BEDROOM

12'9 x 9'11 (3.89m x 3.02m)

Benefiting from a window to the front aspect, radiator, power points, built in double 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 front aspect.

#### BEDROOM

11'3 x 10'1 (3.43m x 3.07m)

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







#### BEDROOM

11'3 - 8'1 x 11'2 - 5'6 (3.43m - 2.46m x 3.40m - 1.68m)

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

#### BEDROOM

11'1 - 9'5 x 9'2 - 5'7 (3.38m - 2.87m x 2.79m - 1.70m)

Benefiting from a window to the side aspect, radiator, power points and fitted wardrobes.

#### BATHROOM

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

#### GARDEN

A lovely garden that comprises a paved patio that leads onto a mainly laid to lawn garden with a variety of shrubs and plants. There is a Pergola and Shed also. There is a door to the Garage.

#### PARKING

Having off road parking that leads to:

#### GARAGE

Having an up and over door.

#### 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 Woolden Hill) plus The Martin High School for Secondary Education.

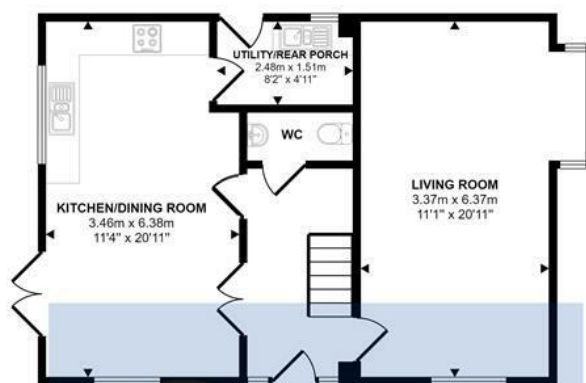
#### VIEWINGS

We always like any potential purchaser to follow our four steps

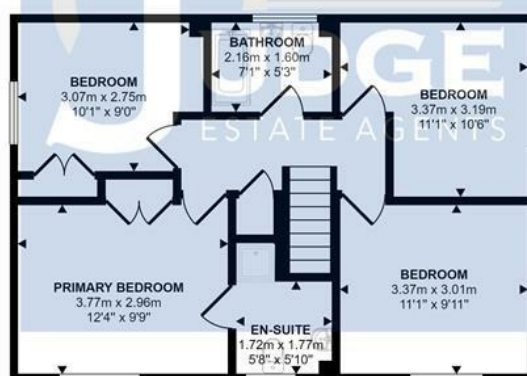
- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video



Approx Gross Internal Area  
127 sq m / 1364 sq ft



Ground Floor  
Approx 59 sq m / 636 sq ft




First Floor  
Approx 58 sq m / 624 sq ft



Pergola  
Approx 10 sq m / 104 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			87
(81-91) B			
(69-80) C		77	
(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		

