



- FOUR BEDROOM SEMI-DETACHED CHARACTER HOME
- CLOSE TO THE CENTRE OF ANSTEY
- IDEAL FAMILY HOME
- VERY WELL PRESENTED
- 4.5 MILES TO LEICESTER CITY CENTRE
- DOUBLE GARAGE & OFF ROAD PARKING
- EN SUITE BEDROOM
- PERIOD FEATURES
- 4.2 MILES TO BRADGATE PARK
- COUNCIL TAX BAND - B

Asking price £412,000

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



Located within the heart of this highly regarded village as well as offering charm and character comes offered for sale this four bedroom semi-detached house. This impressive home must be seen to fully appreciate and makes for an ideal family home. In brief this lovely home comprises an Entrance Hall/Snug, Kitchen/Dining Room, WC, Living Room, First Floor Landing with Four Bedrooms (One with an En-Suite) and a Four Piece Bathroom Suite. There is a spacious loft accessed via a pull down ladder and to the rear there is an eye-catching well kept garden as well as gated off road parking space and double garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL/SNUG

15'2" - 11'11" x 11'11" (4.62m x 3.63m x 3.63m)

Benefiting from a window to the front aspect, radiator, power points, wood burner and door to:

DINING AREA

12' x 11'11" (3.66m x 3.63m)

Having stairs leading to the first floor landing, radiator, power points, patio doors to the rear garden and doors to:

WC

Comprising a low level WC, Wash hand basin, Radiator and a Window to the rear aspect.

KITCHEN AREA

14'10" x 6'2" (4.52m x 1.88m)

With a range of wall and base units with work surfaces, Belfast style sink with mixer tap and drainer, integral oven, hob with extractor, power points, two windows to the side aspect and window to the rear aspect.

LIVING ROOM

27' - 19'10" x 12' - 7'8" (8.23m - 6.05m x 3.66m - 2.34m)

Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and patio doors to the rear aspect.

FIRST FLOOR LANDING

With power point, two loft access points, one being a loft room with drop down ladders. From the landing there are doors to:

LOFT

15'6" x 10'10" (4.72m x 3.30m)

With Velux windows, radiator, power points and eaves store.

BEDROOM

12'1" x 12' (3.68m x 3.66m)

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





BEDROOM

14'10 x 7'8 (4.52m x 2.34m)

Benefiting from a window to the rear aspect, radiator, power points and a door to:

EN-SUITE

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

BEDROOM

12'1 x 10'6 (3.68m x 3.20m)

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

BEDROOM

8'11 x 8'7 (2.72m x 2.62m)

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

BATHROOM

16'1 x 8'9 - 7'7 (4.90m x 2.67m - 2.31m)

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

REAR GARDEN

There is a paved patio and decked seating areas as well as a mainly laid to lawn garden with borders home to a variety of mature and eye-catching flowers, plants, shrubs and trees.

PARKING

There is gated access from the rear to an off road parking space. (This is accessed via Andrew Road)

DETACHED DOUBLE GARAGE

17'1 x 16'3 (5.21m x 4.95m)

Benefiting from two up and over doors with the benefits of both, power and lighting. There is also a door to the rear garden.

ANSTEY VILLAGE

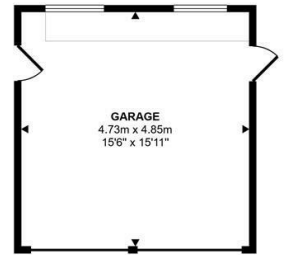
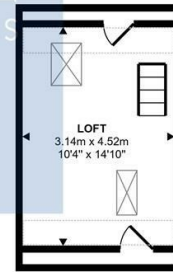
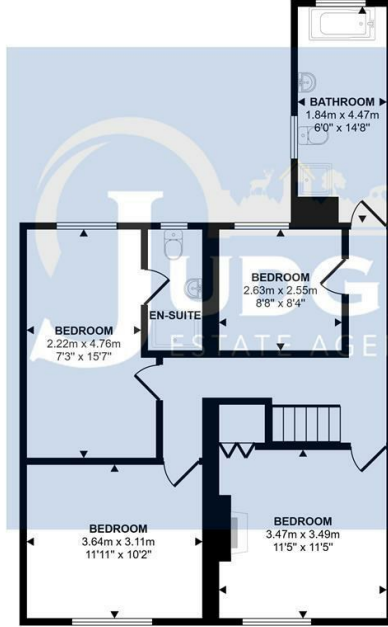
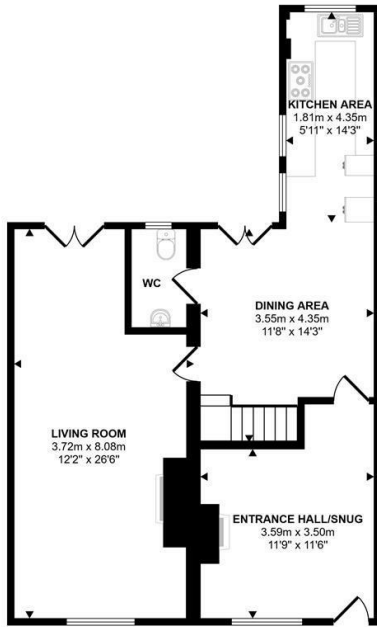
Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St.

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.



Approx Gross Internal Area
176 sq m / 1895 sq ft



Denotes head height below 1.5m

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.

