



- UNIQUE DETACHED FOUR BEDROOM HOUSE
- GENEROUSLY SIZED ESTABLISHED GARDEN
- GROUND FLOOR WC
- HEART OF VILLAGE LOCATION
- AMPLE OFF ROAD PARKING & DOUBLE GARAGE
- AMPLE ACCOMMODATION
- BATHROOM AND SHOWER ROOM
- COUNCIL TAX BAND - E

Offers in the region of £525,000

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



A most attractive and charming four bedroom detached, well-loved family home is offered for sale within the sought after location of Anstey village. This lovely home sits upon a generously sized garden which must be seen to be a appreciated. The property offers spacious accommodation with a wealth of character & a huge scope for alteration and improvement (subject to the necessary consents/approvals) to create a most wonderful modern day family home. Set over two floors the dwelling comprises an Entrance Porch, Entrance Hall, WC, Lounge, Living Room, Dining Room, Kitchen, Utility, First Floor Landing with Four Bedrooms, Bathroom and a Shower Room. There is a shared driveway which leads to private ample off road parking with a double garage and workshop/carport. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having a window to the side aspect, radiator, power points, stairs that lead to the first floor landing and doors that lead to:

WC

Comprising a low level WC, wash hand basin, radiator and a window to the side aspect.

LOUNGE

13'2 x 12'11 (4.01m x 3.94m)

Benefitting from a bay window to the front aspect, window to the side aspect, power points, radiator and an open fire with Victorian tiled fireplace.

LIVING ROOM

16'2 into bay x 11'11 (4.93m into bay x 3.63m)

Having a bay window to the front aspect, radiator, power points, log burner with feature surround and a TV point.

DINING ROOM

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

With windows to both the side aspects, radiator, power points and a door that leads through to:

KITCHEN

14'3 x 11'9 (4.34m x 3.58m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, radiator, windows to both the rear and side aspects, power points and a door that leads to:

UTILITY

13'8 x 11'7 (4.17m x 3.53m)

Benefitting from a range of wall and base units and work surfaces, sink with a mixer tap, wine rack, plumbing for a washing machine, windows to the rear and side aspects, radiator, power points and a door that leads to the Rear Garden.

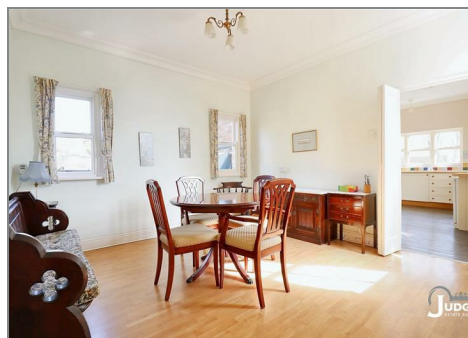
FIRST FLOOR LANDING

With a window to the rear and side aspects, loft access, radiator and doors that lead to:

BEDROOM

12' x 11'9 (3.66m x 3.58m)

Benefitting from windows to the rear and side aspects, power points, radiator, fitted wardrobes and dresser and a sink.





BEDROOM

14' x 9'4 (4.27m x 2.84m)

There are windows to the front and side aspects, radiator, power points and fitted wardrobes.

BEDROOM

11'8 x 10'10 (3.56m x 3.30m)

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

BEDROOM

8'6 x 8'6 (2.59m x 2.59m)

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

BATHROOM

9'1 x 6'3 (2.77m x 1.91m)

Comprising a low level WC, wash hand basin, bath with a shower, window to the side aspect, radiator and complimentary tiling.

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, radiator, complimentary tiling and a window to the side aspect.

GARDENS

This is an impressively sized, well established garden that offers a generous amount of laid to lawn and bordered areas and also home to a number of shrubs, plants and trees. The garden wraps from the rear, side and to the front aspect of this lovely home.

PARKING

The property is approached via a shared driveway that leads alongside the property and then up to another gated access that leads to the rear of the property with private ample off road parking and up to:

CAR PORT/WORKSHOP

A useful outbuilding.

DOUBLE GARAGE

Having two up and over doors.



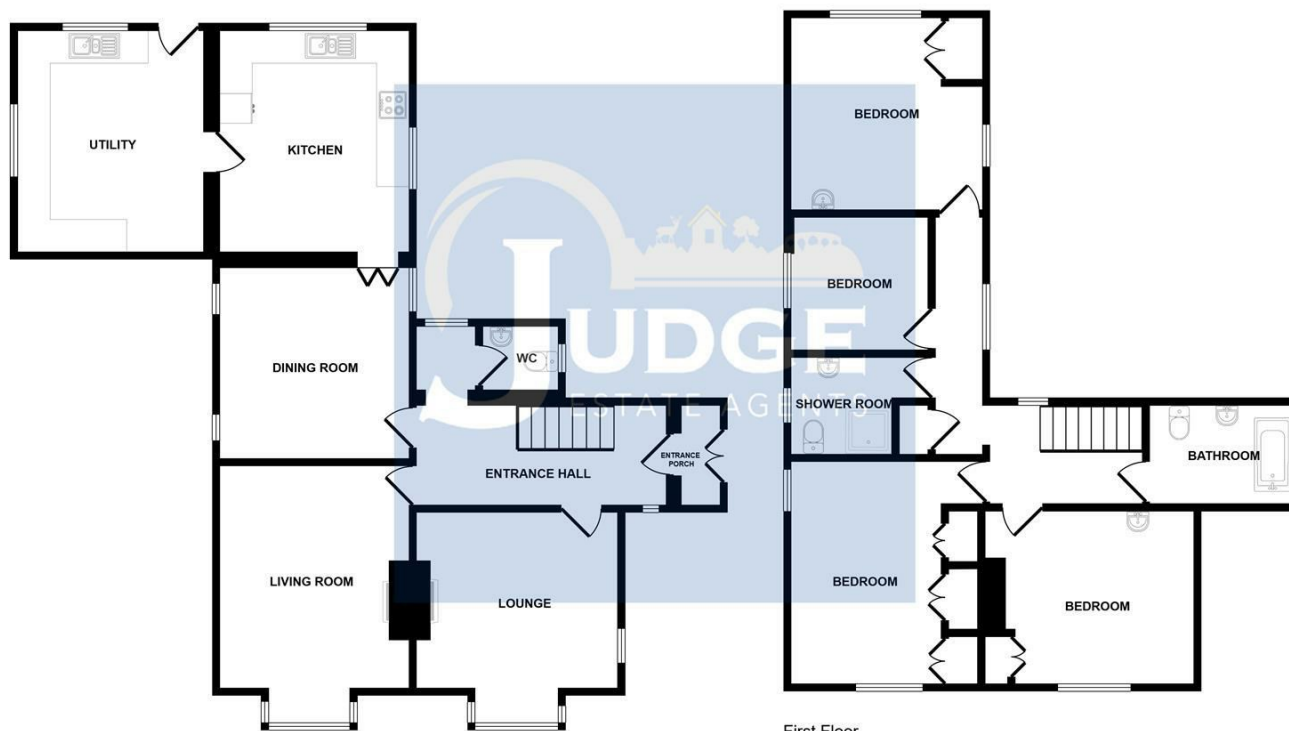
ANSTEY VILLAGE

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



Approx Gross Internal Area
158 sq m / 1699 sq ft



Ground Floor
Approx 88 sq m / 950 sq ft

First Floor
Approx 70 sq m / 749 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.

