



- THREE BEDROOM SEMI-DETACHED HOUSE
- CLOSE TO VILLAGE SCHOOLS
- LANDSCAPED REAR GARDEN
- 4.8 MILES TO LEICESTER CITY CENTRE
- 11.5 MILES TO LOUGHBOROUGH

- AMPLE OFF ROAD PARKING
- IMMACULATELY PRESENTED
- 4 MILES TO BRADGATE PARK
- 7.9 MILES TO FOSSE PARK
- COUNCIL TAX BAND - C

Offers over £299,950

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



This immaculate three bedroom semi-detached house is well positioned for ease of access to the village amenities as well as the primary and secondary schools. A lovely home that benefits briefly an Entrance Porch, Entrance Hall, Living Room, Kitchen/Dining Room, First Floor Landing, Three Bedrooms and a Bathroom. There is a landscaped and eye-catching rear garden as well as off road parking to the front that with gated access continues alongside the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door to:

ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator and doors that lead to:

LIVING ROOM

13'8 x 10'11 (4.17m x 3.33m)

Benefiting from a bay fronted window, radiator, power points, fire and Folding doors giving access through to:

KITCHEN/DINING ROOM

16'8 - 10'11 x 13'4 - 9'10 (5.08m - 3.33m x 4.06m - 3.00m)

Having a range of wall and base units with quartz work

surfaces, sink with a boiler tap, integral oven, microwave-oven, hob, radiator, power points, utility cupboard with a window to the side aspect and plumbing for a washing machine, door to the side aspect as well as a window and patio doors to the rear aspect.

FIRST FLOOR LANDING

With a loft access, window to the side aspect and doors to:

BEDROOM

13'5 x 11' (4.09m x 3.35m)

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

BEDROOM

13'3 into bay x 10'1 (4.04m into bay x 3.07m)

Having a bay fronted window, radiator and power points.

BEDROOM

7'11 x 7'4 (2.41m x 2.24m)

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

BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, heated towel rail and a window to the rear aspect.

REAR GARDEN

Enjoying a patio that leads onto a mainly laid to lawn with raised borders home to a number of shrubs and plants. Integrated storage cupboard which is accessed externally at the side of the property. There is also a decked seating area to the rear of the garden.





ADDITIONAL INFORMATION

The seller has informed us that the property has recently had updated electric & heating system's and also benefits from parquet flooring throughout the ground floor.

PARKING

From the front there is brick paved off road parking that leads to double doors accessing further parking that leads alongside the property.

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
- 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

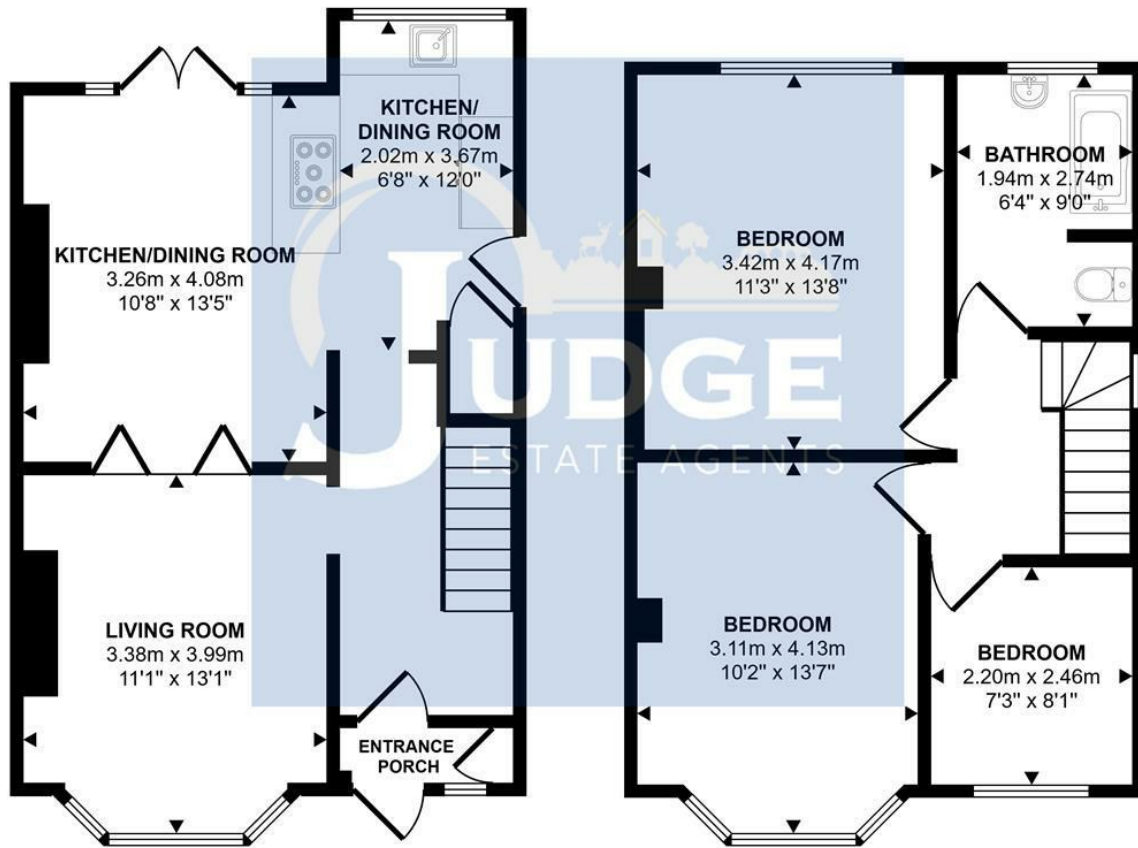
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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



Approx Gross Internal Area
89 sq m / 957 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.

