



- THREE BEDROOM DETACHED HOUSE
- FANTASTIC SCHOOL CATCHMENT
- READY FOR NEXT OWNER TO ADD OWN VISION

- OFF ROAD PARKING & GARAGE
- EYE-CATCHING GARDEN
- COUNCIL TAX BAND - C

Price guide £284,950

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





This detached three bedroom house is ready for the next owner to add their own touch/vision to and is well situated for reputable school catchment as well access to the motorway and major city roads. In brief the property benefits from a Entrance Porch, Entrance Hall, Living Room through to the Dining Room area, Kitchen, First Floor Landing, Three Bedrooms and a Shower room. There is a low maintenance and mature rear garden and from the front there is off road parking with gated access alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

Having a door that leads to:

#### ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator, fitted cupboard, window to the side aspect and a door that leads to:

#### LIVING ROOM

16'7 x 11' (5.05m x 3.35m)

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

#### DINING ROOM

9'8 x 8'8 (2.95m x 2.64m)

Having patio doors to the rear aspect, radiator, power points and door that leads to:

#### KITCHEN

10'8 x 8'1 (3.25m x 2.46m)

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, plumbing for a washing machine, power points, integral oven, grill, hob with extractor, window to the rear aspect and a door to the side of the property.

#### FIRST FLOOR LANDING

There is a window to the side aspect, loft access and doors that lead to:

#### PRIMARY BEDROOM

13'2 x 7'11 from fitted wardrobes (10' max) (4.01m x 2.41m from fitted wardrobes (3.05m max))

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

#### BEDROOM

12'11 x 11'1 (3.94m x 3.38m)

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

#### BEDROOM

7'11 x 7' maximum (2.41m x 2.13m maximum)

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

#### BATHROOM

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







#### REAR GARDEN

A low maintenance yet attractive rear garden made up of a patio and gravelled areas that also enjoys borders home to a number of shrubs, plants and trees. There is a Greenhouse also to the rear.

#### PARKING

From the front there is off road parking with gated access to further parking alongside the property that then leads to:

#### GARAGE

Benefiting from 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 Woollen 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

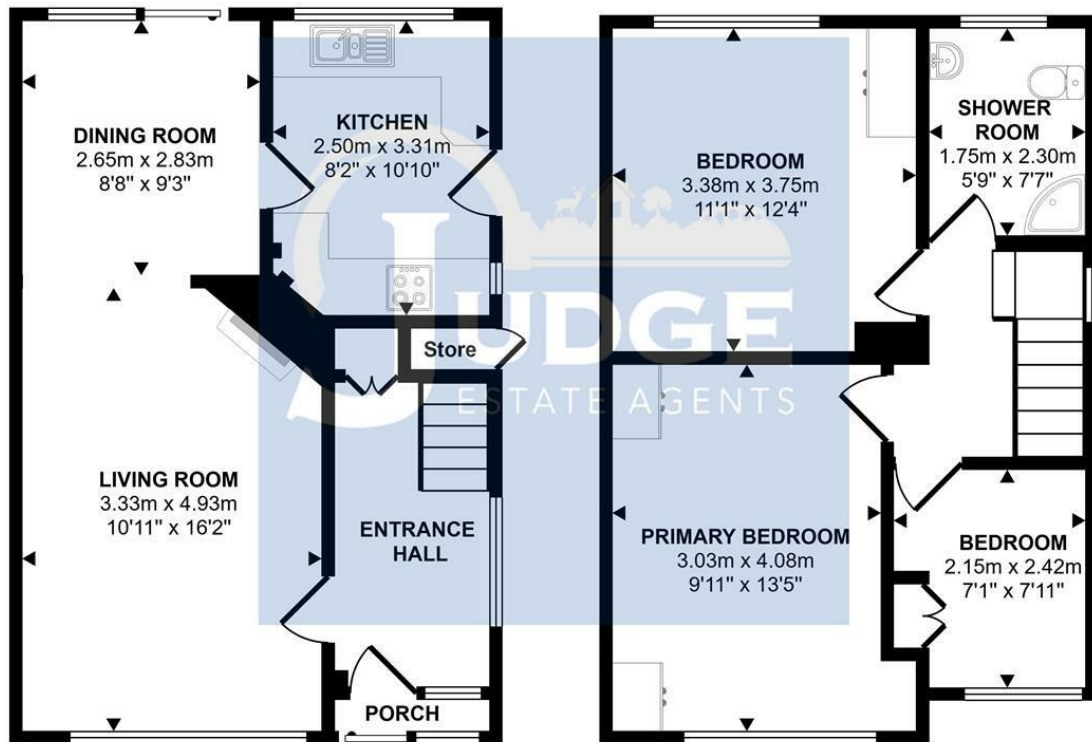
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### 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.



Approx Gross Internal Area  
83 sq m / 890 sq ft



Ground Floor

Approx 42 sq m / 448 sq ft

First Floor

Approx 41 sq m / 442 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		
(81-91) B		
(69-80) C		
(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	

