



- THREE BEDROOM DETACHED HOUSE
- GENEROUSLY SIZED REAR GARDEN
- READY FOR NEXT OWNER TO ADD OWN TOUCH
- CONSERVATORY
- FANTASTIC SCHOOL CATCHMENT
- COUNCIL TAX BAND - C

Price guide £274,950

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



This three bedroom detached is ready for the next owner to add their own touch to and is located upon a highly sought after part of this thriving village. Internally this lovely home benefits from an Entrance Porch, Entrance Hall, Living Room through to Dining Room, Conservatory, Kitchen, First Floor Landing, Three Bedrooms and a Shower Room. To the rear there is an extensive and well established garden and from the front there is access to off road parking that leads alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

With a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, window to the side aspect, radiator, power points, under stairs cupboard and doors to the kitchen and to:

LIVING ROOM

13'10 x 13'9 (4.22m x 4.19m)

Benefiting from a window to the front aspect, radiator, power points, TV point and access that leads to:

DINING ROOM

11'3 x 9'5 (3.43m x 2.87m)

With a radiator, power points, door to the kitchen and conservatory doors that lead to:

CONSERVATORY

12'10 x 9'2 (3.91m x 2.79m)

Having windows to the rear and side aspects, power point and patio doors to the rear garden.

KITCHEN

9'5 x 8'10 (2.87m x 2.69m)

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, plumbing for a washing machine, power points, door to the side aspect and a window to the rear aspect.

FIRST FLOOR LANDING

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

BEDROOM

12'7 x 9'9 (3.84m x 2.97m)

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

BEDROOM

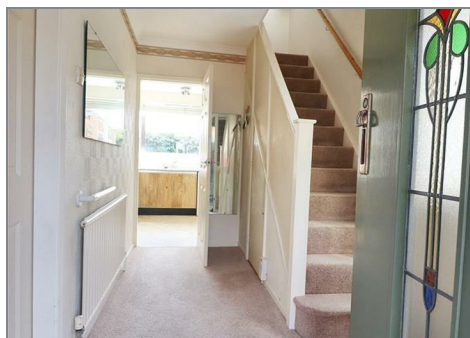
13'6 x 10'2 (4.11m x 3.10m)

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

BEDROOM

9'1 x 7' (2.77m x 2.13m)

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





SHOWER ROOM

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

REAR GARDEN

A generously sized garden that comprises a patio that steps down to an extensive laid to lawn with mature borders home to a number of shrubs, plants and trees as well as a store.

PARKING

From the front there is off road parking with access to further parking alongside the property to:

GARAGE

16'7 x 8'3 (5.05m x 2.51m)

Benefiting from double doors as well as a window and door to the side aspect.

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

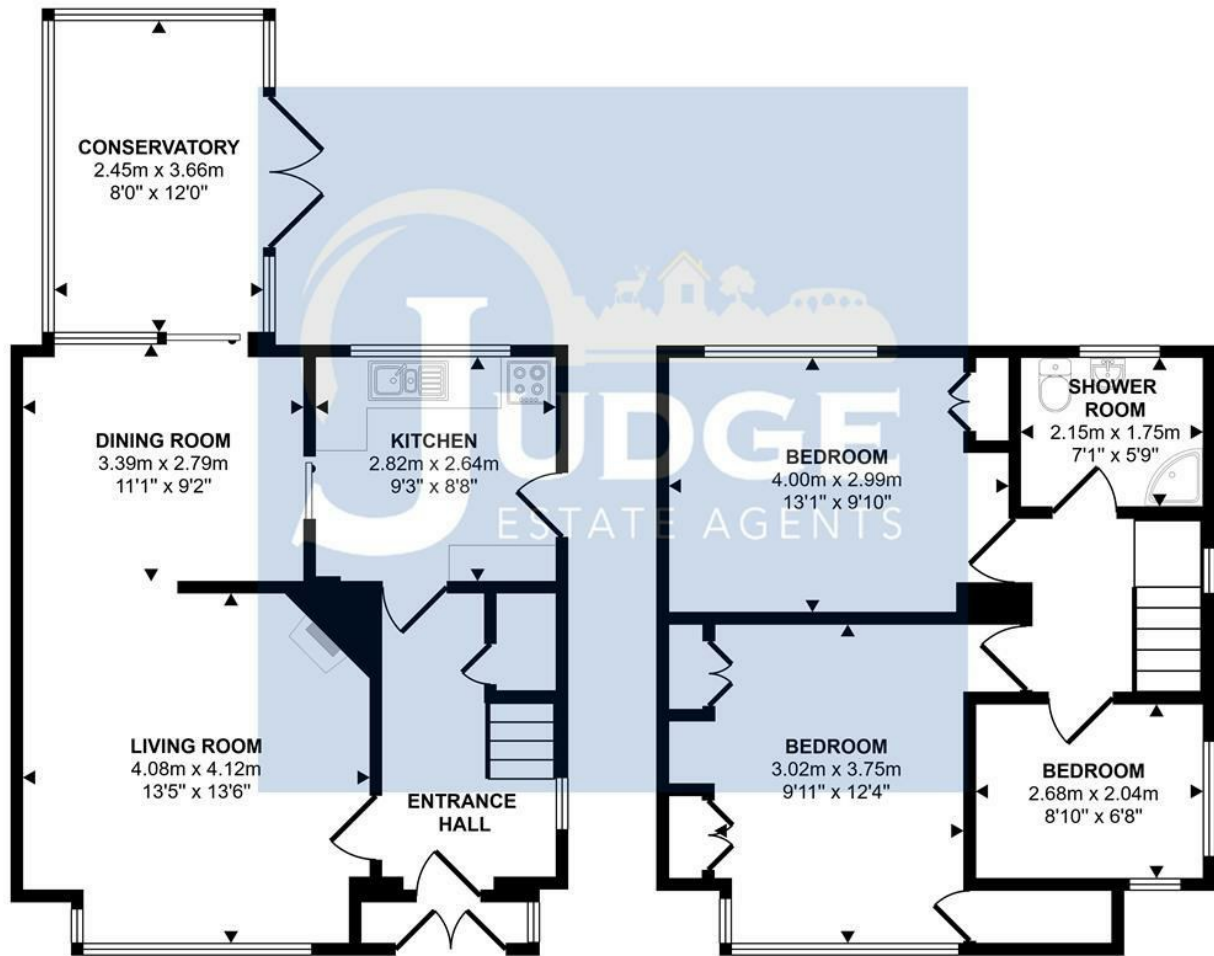
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area
95 sq m / 1025 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 ₂) Rating | |
|---|-------------------|
| | Current Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |