

CHERRY TREE CLOSE ANSTEY



- THREE BEDROOM SEMI-DETACHED HOUSE
- CUL DE SAC POSITION
- FANTASTIC LINKS TO MOTORWAY & MAJOR ROADS
- OFF ROAD PARKING & GARAGE
- EDGE OF VILLAGE LOCATION
- COUNCIL TAX BAND - C

Asking price £245,000

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



Located within this highly favourable North Leicestershire village and situated in a cul de sac comes offered for sale this three bedroom semi-detached house. In brief the property benefits from an Entrance Porch, Entrance Hall, Living Room through to Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. There is a generously sized and well established rear garden and from the front there is off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, under stairs cupboard and doors that lead to:

LIVING ROOM

13' x 10'4 (3.96m x 3.15m)

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

DINING ROOM

10'9 x 9' (3.28m x 2.74m)

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

KITCHEN

10'4 x 7'6 (3.15m x 2.29m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, power points, breakfast bar, window to the side aspect and door to the rear aspect.

FIRST FLOOR LANDING

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

PRIMARY BEDROOM

12'11 x 8'4 (3.94m x 2.54m)

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

BEDROOM

10'10 x 10' (3.30m x 3.05m)

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

BEDROOM

10'1 x 6'5 (3.07m x 1.96m)

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

BATHROOM

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





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REAR GARDEN

A good sized and well established garden that enjoys a patio and laid to lawn area with borders home to a number of shrubs, plants and trees. There is access also to the garage.

PARKING

From the front there is off road parking that leads to:

GARAGE

18'4 x 7'8 (5.59m x 2.34m)

Benefiting from an up and over door and a window to the rear 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.

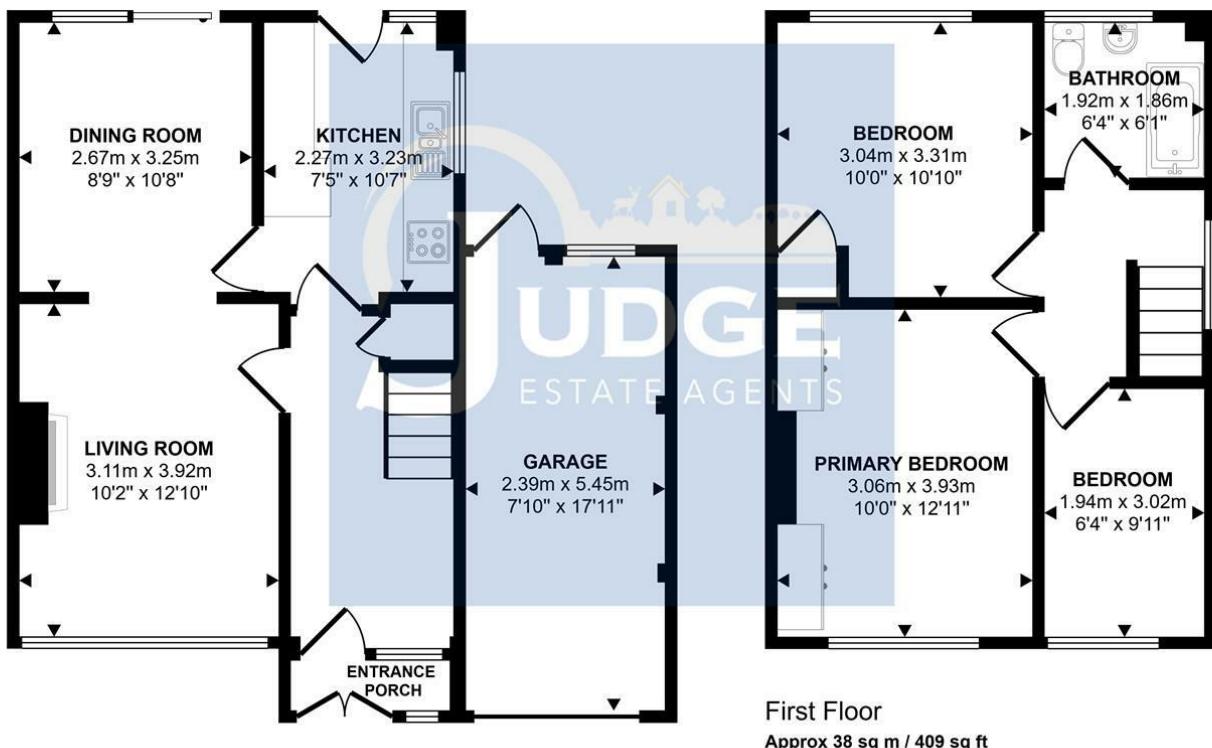
MEASUREMENTS

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.



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Approx Gross Internal Area
91 sq m / 983 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	

