



- EXTENDED FOUR BED SEMI-DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- HIGHLY REGARDED POSITION WITHIN ANSTEY
- GROUND FLOOR WC
- IDEAL FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- GENEROUSLY SIZED GARAGE
- COUNCIL TAX BAND - C

Price guide £446,000

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



Located within a highly sought after and regarded part of Anstey village comes offered for sale this impressive, four bedroom extended semi-detached house. This lovely home in brief appreciates an Entrance Hall, WC, Lounge, Living Room through to an L-Shaped Kitchen/Dining Room, Utility, First Floor Landing, Four Bedrooms with an En-Suite to one of the Bedrooms as well as a main Family Bathroom. Outside there is a well established and maintained Rear Garden and from the front there is gated access to the Off Road Parking that also leads to a generously sized Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

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

WC

Comprising a low level WC, wash hand basin and a heated towel rail.

LOUNGE

12'5 into bay x 11'11 (3.78m into bay x 3.63m)

Benefiting from a bay fronted window, radiator, power points and a log burner with feature surround.

LIVING ROOM

12'11 x 11'11 (3.94m x 3.63m)

With a radiator, power points, open fire with feature surround. This lovely room opens through to:

KITCHEN/DINING ROOM

20'11 - 6'7 x 9'8 (6.12m - 2.01m x 2.95m)

There are a range of wall and base units with work surfaces, integral double oven, hob and extractor, Belfast style sink with mixer tap, under floor heating, power points, three Velux windows, window and Bi-folding doors that lead out to the rear garden as well as access back to the entrance hall as well as:

UTILITY

Having wall and base units with a work surface, sink with mixer tap, plumbing for a washing machine, power points and door that leads to the garage.

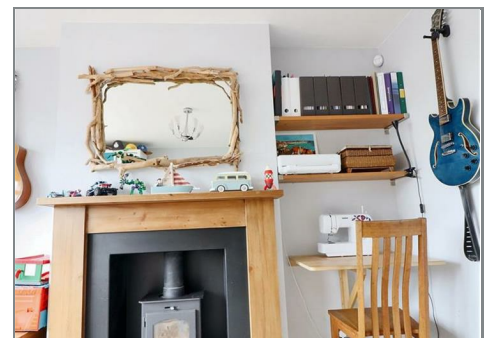
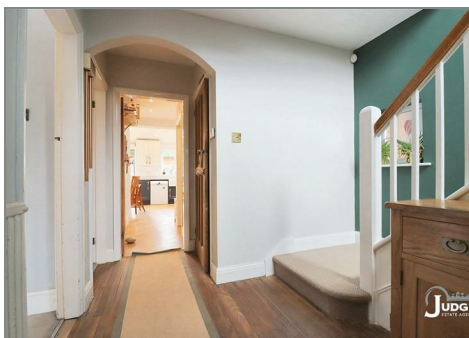
FIRST FLOOR LANDING

Having a noticeably feature window as you proceed up the stairs and doors that lead to:

BEDROOM

12'10 x 12' (3.91m x 3.66m)

Benefiting from a bay fronted window, radiator and power points.





BEDROOM

12'11 x 11'11 (3.94m x 3.63m)

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

BEDROOM

14'8 - 11'4 x 8'10 (4.47m - 3.45m x 2.69m)

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

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower and a heated towel rail.

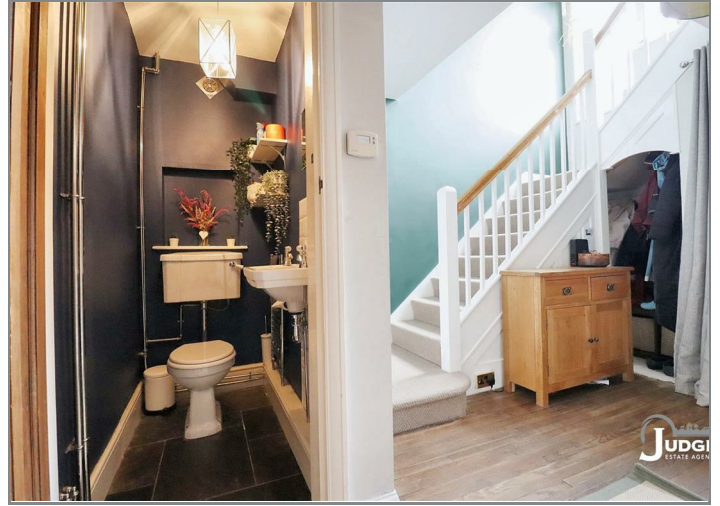
BEDROOM

8'11 x 7'11 (2.72m x 2.41m)

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

BATHROOM

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



REAR GARDEN

A beautifully maintained garden that enjoys a mix of patio and lawn areas with borders home to a number of shrubs and plants.

PARKING

From the front there is gated access that leads to gravelled off road parking that also gives access to:

GARAGE

24'3 x 9'8 (7.39m x 2.95m)

Benefiting from an electric door, power and lighting as well as double doors to the rear leading to the rear garden.

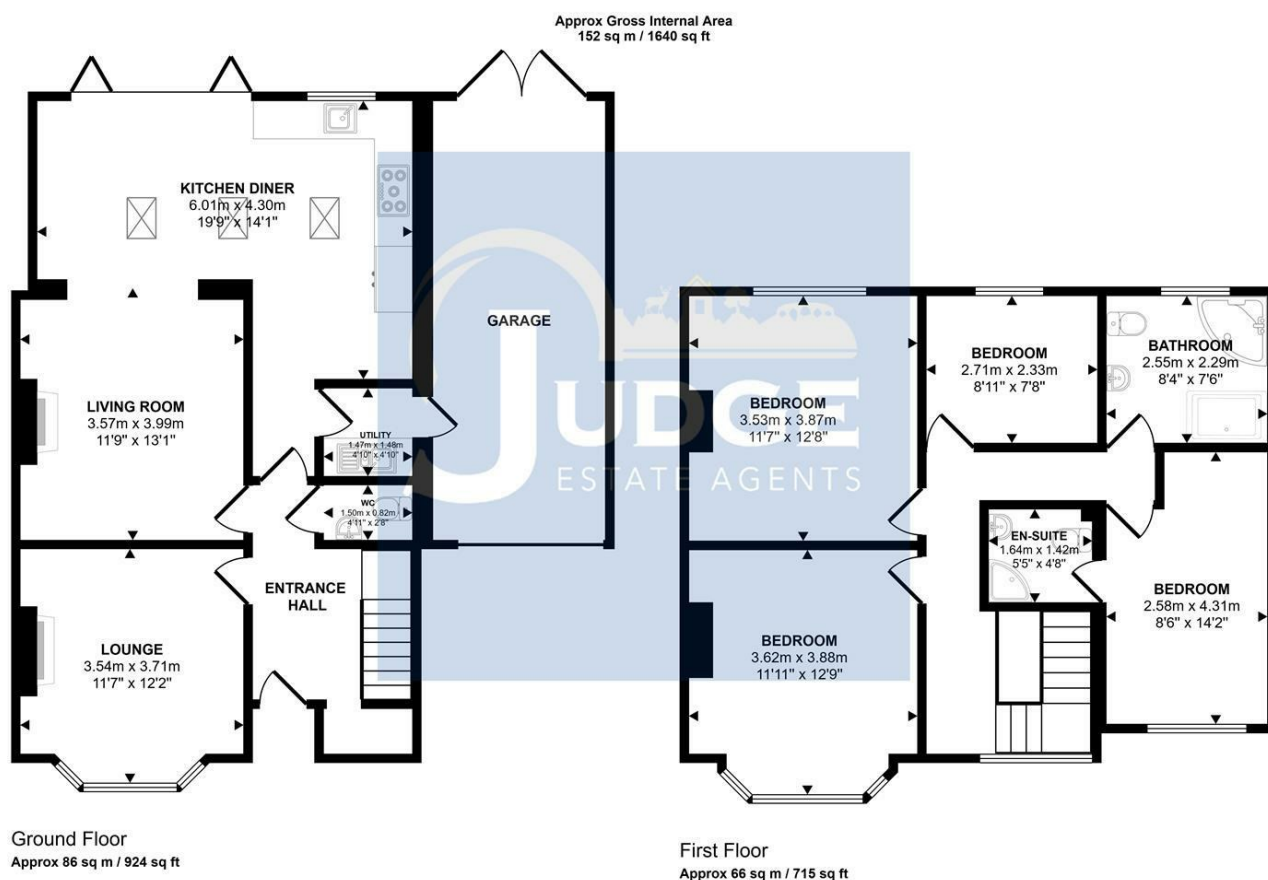
ANSTEY VILLAGE

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.





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	