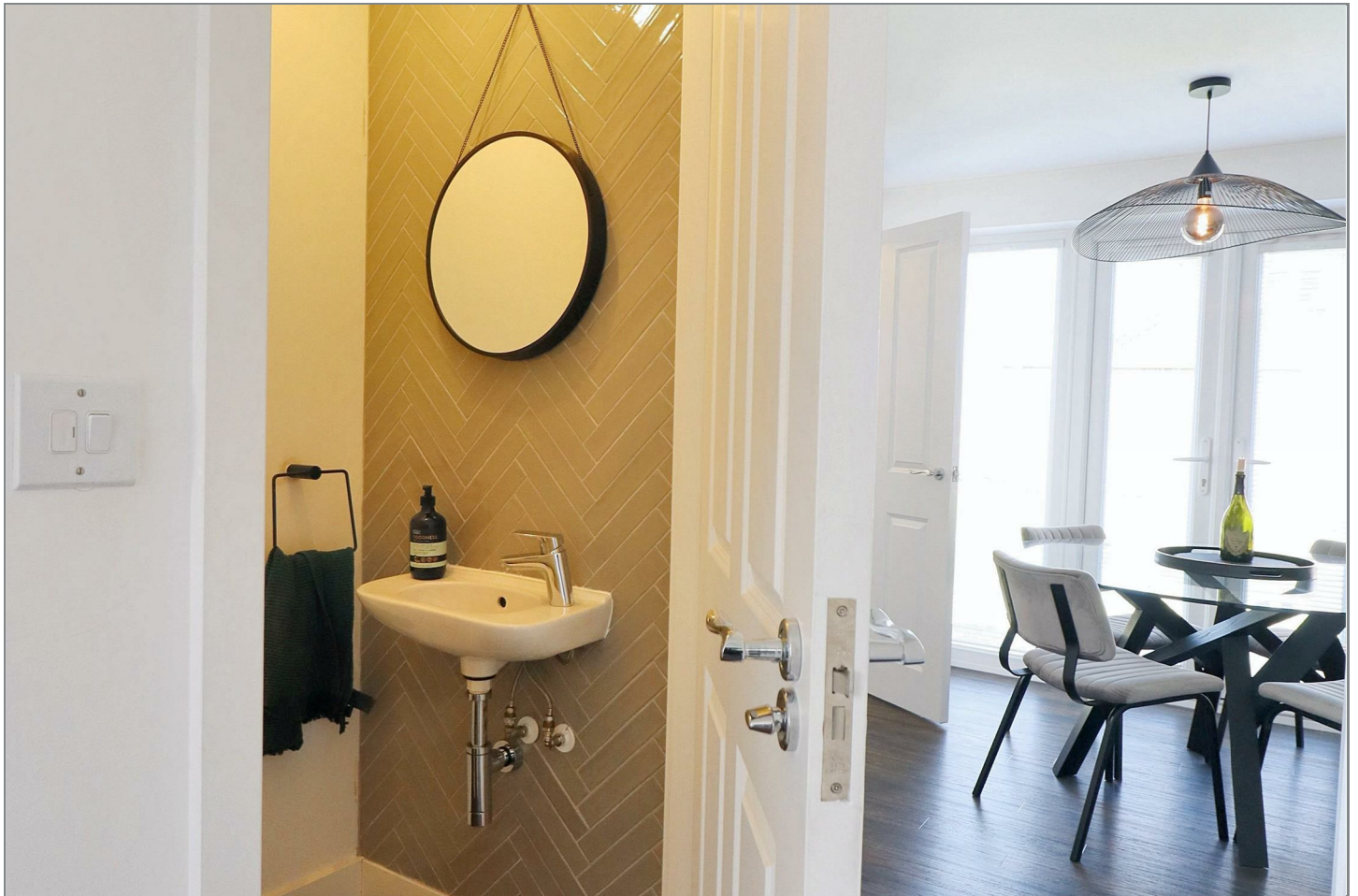


- FOUR BEDROOM DETACHED HOUSE
- EDGE OF VILLAGE LOCATION
- IDEAL FAMILY HOME
- GROUND FLOOR WC

- OFF ROAD PARKING & GARAGE
- IDEAL FOR ACCESS TO M1 & A ROAD
- EN-SUITE TO PRIMARY BEDROOM
- COUNCIL TAX BAND - E

Offers in the region of £400,000

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



Located within this modern development completed by Davidsons Homes comes offered for sale this immaculate, four bedroom detached family home. Located on the edge of Anstey and Glenfield, this lovely property briefly benefits from an Entrance Hall, WC, Living Room, Kitchen/Dining Room, Utility/Rear Porch, First Floor Landing, Four Bedrooms with an En-Suite to the Primary Bedroom as well as a Main Family Four Piece Bathroom Suite. There is a good sized rear garden and from the front there is Off Road Parking that leads to an Integral Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

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

WC

Comprising a low level WC, wash hand basin, radiator and an extractor.

LIVING ROOM

17'8 into bay x 10'11 (5.38m into bay x 3.33m)

Benefiting from a bay fronted window, radiator, power points, TV point and a window to the side aspect.

KITCHEN/DINING ROOM

17'5 x 11'1 - 9' (5.31m x 3.38m - 2.74m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, microwave oven/grill, hob with extractor, integral dishwasher, integral fridge/freezer, power points, radiator, windows and patio doors to the rear aspect and a door that leads to:

UTILITY/REAR PORCH

9' x 4'11 (2.74m x 1.50m)

With base units and work surfaces, sink with mixer tap, plumbing for a washing machine, power points, door to the rear garden and a door to the garage.

FIRST FLOOR LANDING

Having a window to the front aspect, radiator, power points, loft access, airing cupboard and doors that lead to:

PRIMARY BEDROOM

10'11 x 10'3 (3.33m x 3.12m)

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

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, radiator, extractor, window to the side aspect and complimentary tiling.





BEDROOM

13'6" - 11'6" x 9'1" (4.11m - 3.51m x 2.77m)

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

BEDROOM

12'6" - 10'5" x 9' (3.81m - 3.18m x 2.74m)

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

BEDROOM

9'6" x 8'11" (2.90m x 2.72m)

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

BATHROOM

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

REAR GARDEN

A good sized rear garden with a patio and mainly laid to lawn area. There is gated access to the front of the property.

PARKING

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

GARAGE

19'2" x 8'9" (5.84m x 2.67m)

Benefiting from an up and over door with power and lighting facilities.

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



Approx Gross Internal Area
124 sq m / 1331 sq ft



Ground Floor
Approx 61 sq m / 661 sq ft

First Floor
Approx 62 sq m / 671 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			93
(81-91) B		83	
(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	

