



- FOUR BEDROOM SEMI-DETACHED HOUSE
- CUL-DE-SAC POSITION
- OFF ROAD PARKING & GARAGE
- IDEAL FAMILY HOME
- GROUND FLOOR WC
- COUNCIL TAX BAND - B

Asking price £316,000

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



This impressive, four bedroom extended semi-detached house makes for an ideal family home which is well situated for access to the local primary & secondary schools whilst within a cul-de-sac position. This lovely home in brief benefits from an Entrance Porch, Entrance Hall, Living Room, Kitchen, Dining Room, Inner Hall, Utility, WC, Conservatory, First Floor Landing, Four Bedrooms and a Bathroom. There is a well established and maintained garden and from the front, brick paved off road parking that leads to an integral Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

With stairs leading up to the first floor landing, radiator, power points, fitted cupboard, under stairs pantry and doors that lead to:

LIVING ROOM

14'1 x 12'11 (4.29m x 3.94m)

Benefiting from a bay fronted window, radiator, power points, TV point and feature fire surround.

KITCHEN

12'7 x 8'8 (3.84m x 2.64m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, window to the rear aspect, power points, door the inner hall and an archway that leads through to:

DINING ROOM

11'7 - 10'5 x 9'11 (3.53m - 3.18m x 3.02m)

Benefiting from patio doors to the rear aspect, radiator, power points and feature fire surround.

INNER HALL

There are doors that lead to the Garage and:

UTILITY

With base units, work surfaces, plumbing for a washing machine and power points.

WC

Comprising a low level WC and wash hand basin.

CONSERVATORY

12'9 x 7'6 (3.89m x 2.29m)

Having windows to the rear and side aspects, underfloor heating, power points and a door that leads to the Garden.

FIRST FLOOR LANDING

There is a porthole style window to the front aspect, power point, loft access and doors that lead to:





BEDROOM

12' - 10'9 x 10'3 (3.66m - 3.28m x 3.12m)

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

BEDROOM

10'5 x 9'9 from fitted wardrobes (3.18m x 2.97m from fitted wardrobes)

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

BEDROOM

12'7 x 8'1 (3.84m x 2.46m)

With windows to both the front and rear aspects, radiator and power points.

BEDROOM

9'1 - 5'9 x 8'10 - 5'6 (2.77m - 1.75m x 2.69m - 1.68m)

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

BATHROOM

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

REAR GARDEN

A lovely garden which comprises a paved patio that steps onto a laid to lawn area with borders home to a number of shrubs and plants as well as a secondary paved patio area ideal for BBQ or potted plants.

PARKING

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

GARAGE

16'10 x 13'1 - 9'7 (5.13m x 3.99m - 2.92m)

Benefiting from an electric door and the facilities of both power and lighting.

ANSTEY VILLAGE

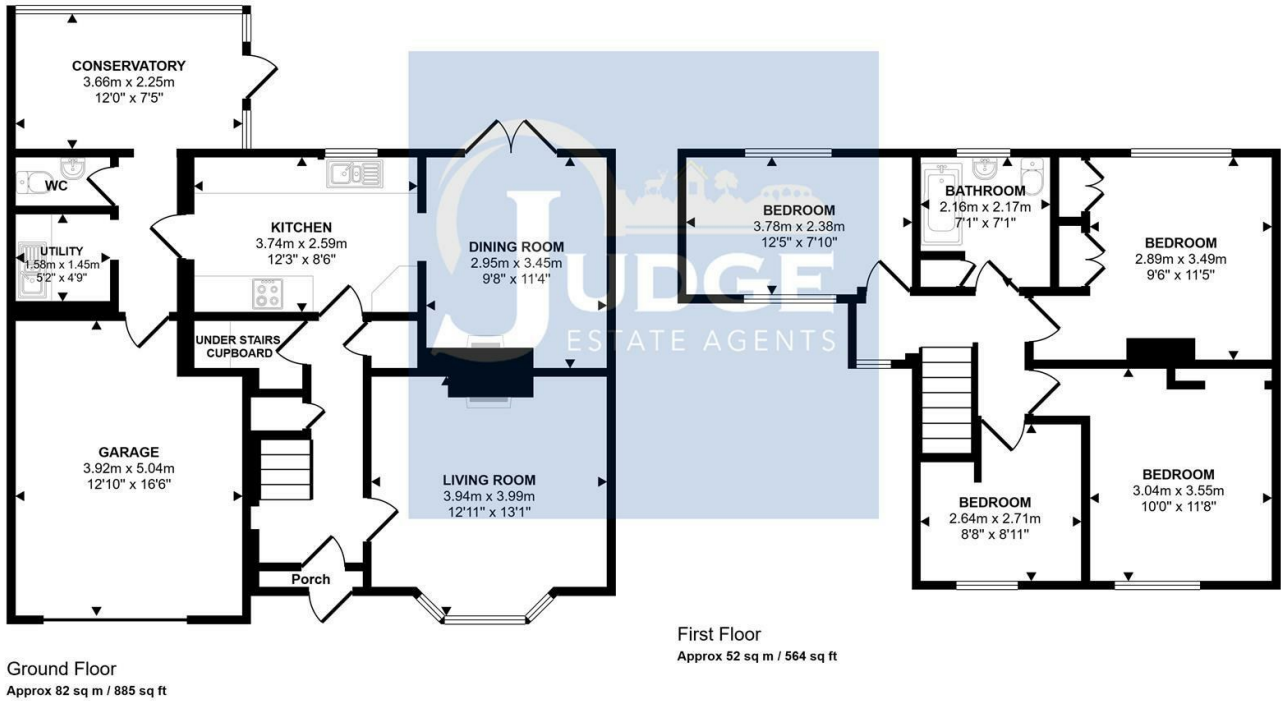
Situated just off the A46 Leicester Western By-Pass which

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.



Approx Gross Internal Area
135 sq m / 1448 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	