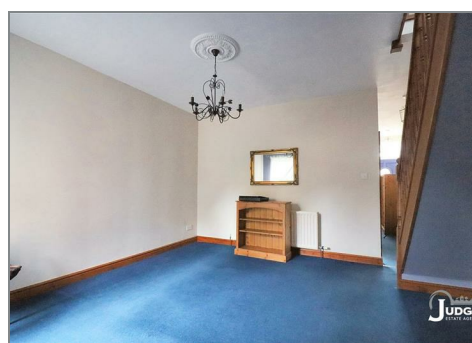
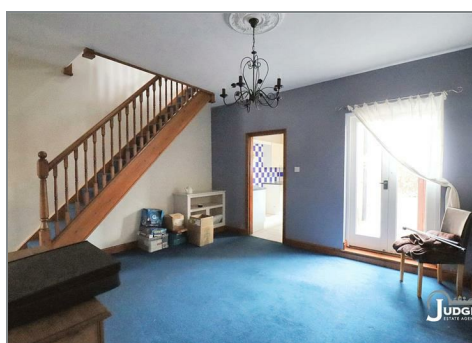
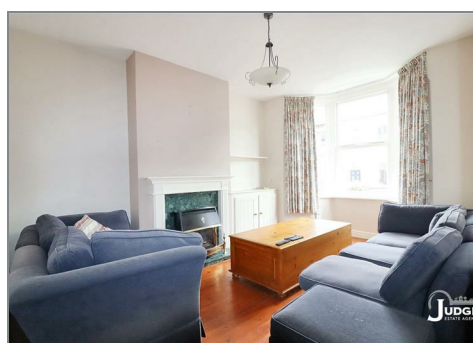




- TWO BEDROOM END-TERRACE
- SPACIOUS ROOMS
- READY FOR NEXT OWNER TO MAKE THEIR OWN

- PERIOD PROPERTY
- GENEROUSLY SIZED PRIMARY BEDROOM
- COUNCIL TAX BAND - B

**Offers over £189,950**

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This period property is ready for the next owner to make 'their own' with spacious rooms and original features this will make the ideal home for those who are a lover of a house with character. Located upon a highly popular part of this thriving North Leicestershire Charnwood village, this two bedroom end terrace home benefits from an Entrance Hall, Living Room, Dining Area, Kitchen, Utility/Rear Porch, WC, First Floor Landing, Two Bedrooms and a Bathroom. The rear garden is in need of stripping back and bringing back to a lovely outdoor area. The local village amenities are ideal for those wanting the 'village life' as well as having a short car journey to Bradgate Park.

#### ENTRANCE HALL

Having a radiator and this area opens through to the Dining Area as well as having a door that gives access to:

#### LIVING ROOM

15'8 into bay x 10'8 (4.78m into bay x 3.25m)

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

#### DINING AREA

14'2 x 12'11 (4.32m x 3.94m)

There are stairs leading up to the First Floor Landing, radiator, power points, patio doors to the rear garden and access through to:

#### KITCHEN

9'10 x 7'4 (3.00m x 2.24m)

With a range of wall and base units and work surfaces, sink with splash back tiling, window to the side aspect, power points and access through to:

#### UTILITY/PORCH

There is plumbing for a washing machine, power points, window to the rear aspect, radiator, door to the side accessing the garden and a door that leads to:

#### WC

Comprising a low level WC, radiator and a window to the side aspect.

#### FIRST FLOOR LANDING

With access to the loft, window to the side aspect, radiator, power points and doors that lead to:

#### PRIMARY BEDROOM

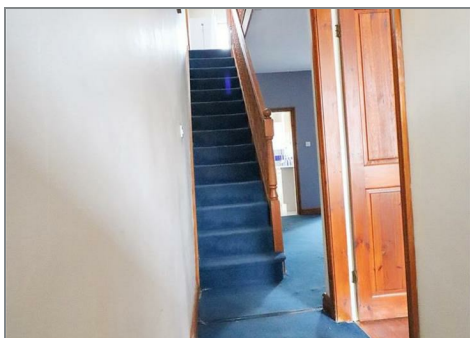
15'5 x 12'11 (4.70m x 3.94m)

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

#### BEDROOM

12'11 x 10'1 (3.94m x 3.07m)

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





#### BATHROOM

9'10 x 7'5 (3.00m x 2.26m)

Comprising a low level WC, Wash hand basin, Bath, Radiator, Complimentary tiling and a Radiator.

#### REAR GARDEN

As mentioned in our summary the garden does benefit from a patio area and then an overgrown garden including shrubs and plants and a shed to the very rear.

#### 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.

#### 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

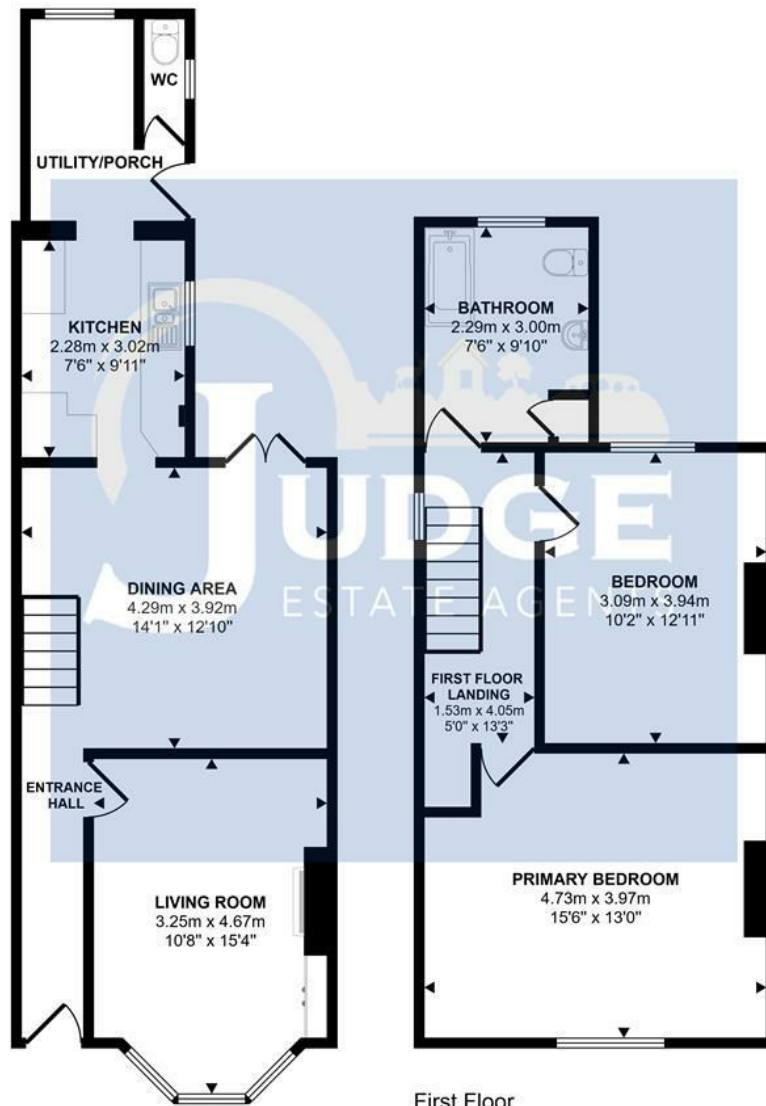
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.



Approx Gross Internal Area  
94 sq m / 1016 sq ft



**Ground Floor**  
Approx 49 sq m / 524 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

