



- FIVE BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- IDEAL FAMILY HOME
- STUDY
- WELL ESTABLISHED AND MAINTAINED GARDEN

- DOUBLE GARAGE
- FANTASTIC LINKS FOR MOTORWAY & VILLAGE
- THREE STOREY HOUSE
- EN-SUITE AND DRESSING ROOM TO PRIMARY BEDROOM
- COUNCIL TAX BAND - E

Offers over £565,000

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



Judge Estate Agents offer to the market this very well presented five bedroom detached home built by Messrs Davidsons in the Charnwood borough of Anstey. This thoughtfully designed contemporary home affords a spacious and light internal layout with accommodation that briefly comprises; Entrance Hall, WC, Study, Living Room, Kitchen/Dining, Utility, First Floor Landing, Primary Bedroom with a Dressing area and En-Suite, Two Bedrooms, Bathroom, Second Floor Landing with Two Bedrooms and a Shower Room. To the rear of the property is a well established and maintained garden as well as Off Road Parking and a Detached double Garage that is alongside this lovely home.

#### ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator, power points, under stairs cupboard and doors that lead to:

#### WC

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

#### LIVING ROOM

21'6" x 11'8" (6.55m x 3.56m)

Benefiting from a window to the front aspect, radiator, power points and patio doors to the rear garden.

#### STUDY

10' x 9'8" (3.05m x 2.95m)

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

#### KITCHEN/DINING

16'7" x 13'3" - 12'10" (5.05m x 4.04m - 3.91m)

With a range of wall and base units, work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, integral microwave, integral fridge/freezer, integral dishwasher, Velux windows to the rear aspect, power points, radiator, window and patio doors to the rear aspect as well as a door that gives access to:

#### UTILITY

There are wall and base units, work surface, sink with a mixer tap, plumbing for a washing machine, radiator, power points and a door to the side aspect.

#### FIRST FLOOR LANDING

Having a window to the front aspect, radiator, airing cupboard, power point, stairs leading up to the second floor landing and doors that lead to:

#### PRIMARY BEDROOM

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

Benefiting from a window to the front aspect, radiator, power points and access through to:

#### DRESSING AREA

8'4" x 4'5" (2.54m x 1.35m)

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





#### EN-SUITE

8'4 x 3'11 (2.54m x 1.19m)

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

#### BEDROOM

10'3 x 9'11 (3.12m x 3.02m)

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

#### BEDROOM

9'11 x 8'9 - 7'7 (3.02m x 2.67m - 2.31m)

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

#### BATHROOM

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

#### SECOND FLOOR LANDING

There is a Velux window to the rear aspect, radiator, power point and doors that lead to:

#### BEDROOM

16' - 12'4 x 11'7 (4.88m - 3.76m x 3.53m)

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

#### BEDROOM

11'11 x 8'3 (3.63m x 2.51m)

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

#### SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, radiator and a Velux window.

#### REAR GARDEN

This lovely garden enjoys a patio that then leads onto a mainly laid to lawn garden with borders home to a number of shrubs, plants and tree.

#### PARKING

There is off road parking alongside the property giving access to:



#### DOUBLE GARAGE

17'11 x 17'9 (5.46m x 5.41m)

Benefiting from two up and over doors with the facilities of both power and lighting. There is also a door to the side 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



