

- THREE BEDROOM DETACHED HOUSE
- GROUND FLOOR WC
- BEAUTIFUL REAR GARDEN

- EN-SUITE TO PRIMARY BEDROOM
- PERIOD FEATURES
- COUNCIL TAX BAND - D

Asking price £385,000

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





Boasting period features with a lovely outlook to the recreational park in this thriving North Leicestershire village comes offered for sale a beautiful Three Bedroom Detached House. As you enter via the side aspect there is the Entrance Hall, WC, Lounge/Living Room, Kitchen/Dining with a good sized Pantry, First Floor Landing, Cupboard, Three Bedrooms with an En-Suite as well as a Mains Bathroom. There is a landscaped and eye-catching Rear Garden. A viewing comes highly advised to fully appreciate.

#### ENTRANCE HALL

There are stairs leading up to the first floor landing and doors that lead to:

#### WC

Comprising a low level WC, Wash hand basin and a window to the rear aspect.

#### LIVING ROOM

14'10 x 11'10 (4.52m x 3.61m)

Benefiting from a bay fronted window, radiator, power points and access through to:

#### LOUNGE

15' x 11' (4.57m x 3.35m)

Having a bay fronted window, radiator, power points and a log burner.

#### KITCHEN/DINING

28'2 x 8'6 - 8' (8.59m x 2.59m - 2.44m)

A lovely Kitchen home to a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral fridge/freezer, integral dishwasher, power points, radiator, patio doors to the side aspect, door to the rear aspect, sizeable Pantry with a window to the rear aspect, fitted cupboard and windows to the side and rear aspects.

#### FIRST FLOOR LANDING

There is a walk in cupboard with a window to the rear aspect and power points. There are also doors that lead to:

#### PRIMARY BEDROOM

21'3 x 8'7 - 8' (6.48m x 2.62m - 2.44m)

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

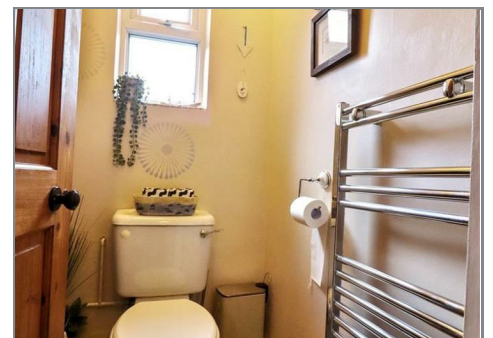
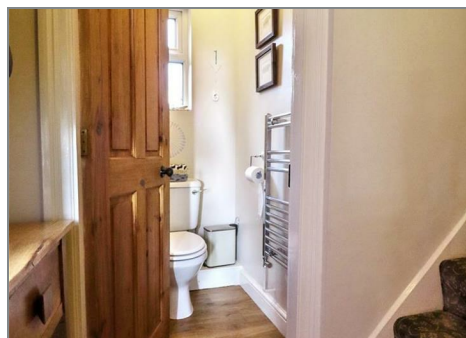
#### EN-SUITE

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

#### BEDROOM

12'7 x 11'10 (3.84m x 3.61m)

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







#### BEDROOM

12'6 x 10'10 (3.81m x 3.30m)

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, complimentary tiling, heated towel rail and a window to the side aspect.

#### REAR GARDEN

A beautifully kept and eye-catching garden that enjoys a paved patio and pathway leading to the rear with a pergola and shed all appreciating the borders that host a number of shrubs and plants as well as a artificial lawn.

#### 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, J22 & J23 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

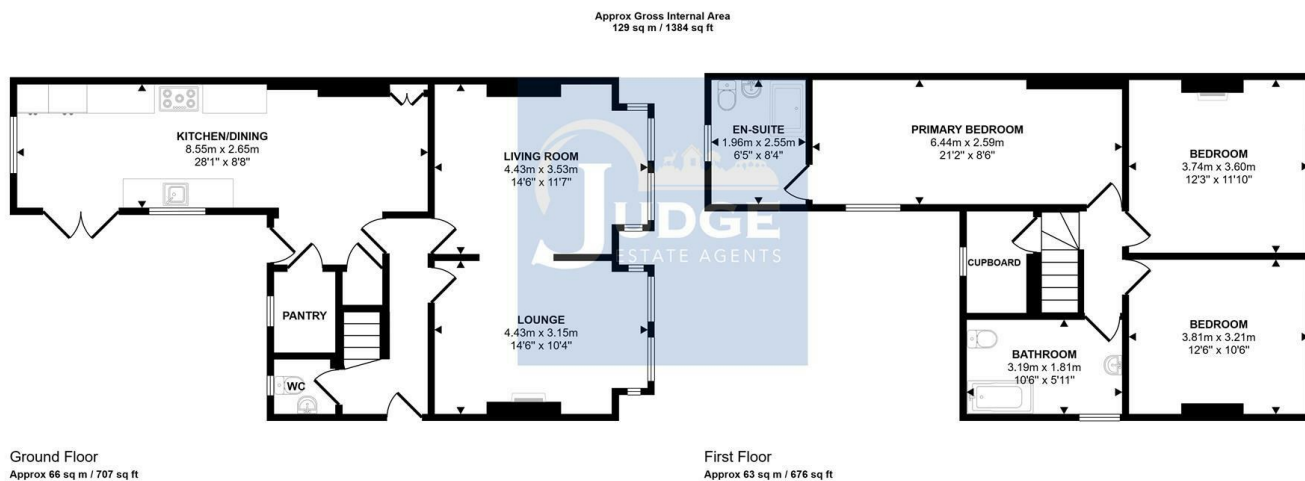
- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

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





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.

