

- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING SPACE
- WELL PRESENTED HOME

- HEART OF VILLAGE LOCATION
- OPEN KITCHEN/DINING ROOM
- COUNCIL TAX BAND - A

Price guide £265,000



An extremely rare opportunity to purchase this traditional house full of character close to the heart of this thriving village in Charnwood. The lovely home is generous in size also offering off road parking (Rear of property) and in brief entails a Living room, Open plan Kitchen/Dining, First floor landing, Two bedrooms with Bathroom and to the Second floor landing with a two Bedrooms/Study (See description). To the rear there is a garden and brick paved off road parking. We recommend on an internal viewing to fully appreciate.

LIVING ROOM

12'7 x 12' (3.84m x 3.66m)

Benefiting from a window to the front aspect, power points, TV point, Radiator, Log Burner and door to:

INNER HALL

There are stairs leading up to the First Floor Landing and a door that leads to:

KITCHEN/DINING

20'9 - 11'10 x 12'8 - 6' (6.32m - 3.61m x 3.86m - 1.83m)

To the Kitchen area there are a range of wall and base units with work surfaces, Range oven, sink with a mixer tap and drainer, plumbing for a washing machine, window and door to

the side aspect and to the Dining area with an under stairs cupboard, radiator, power points and a door to the rear aspect.

FIRST FLOOR LANDING

With a window to the side aspect and stairs to the second floor landing and doors to:

PRIMARY BEDROOM

12'9 x 12'1 (3.89m x 3.68m)

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

BEDROOM

8'11 x 7' (2.72m x 2.13m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with shower over, Complimentary tiling, Radiator and Window to the rear aspect.

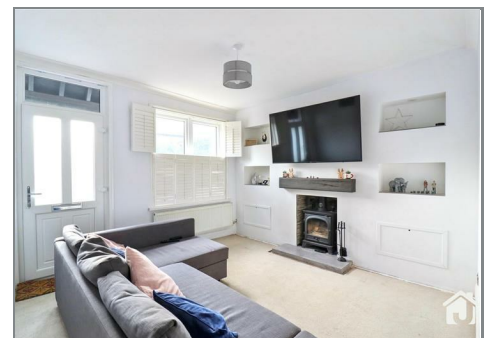
SECOND FLOOR LANDING

With a window to the side aspect and doors that give access to:

BEDROOM/STUDY

11'9 x 7'2 (3.58m x 2.18m)

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





BEDROOM/STUDY

11'8 x 6'10 (3.56m x 2.08m)

With two Velux windows to the rear aspect, power points and radiator.

REAR GARDEN

With a paved area and gate to the off road parking with small small outbuilding useful for storage then leading to a gated area with a shed, decked seating area and mainly laid to lawn.

PARKING

Having off road parking to the rear of the property.

POSITION

You will find this attractive semi-detached home that offers space, utility and character at every turn. Next door to the 14th Century St Mary's Church in the heart of Anstey An excellent opportunity for a growing or established family this property provides the appeal of village of life with its country walks, traditional independent shops and supportive local community whilst retaining excellent schooling, transport links and amenities that a modern family expects all within a couple of minutes walk

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.

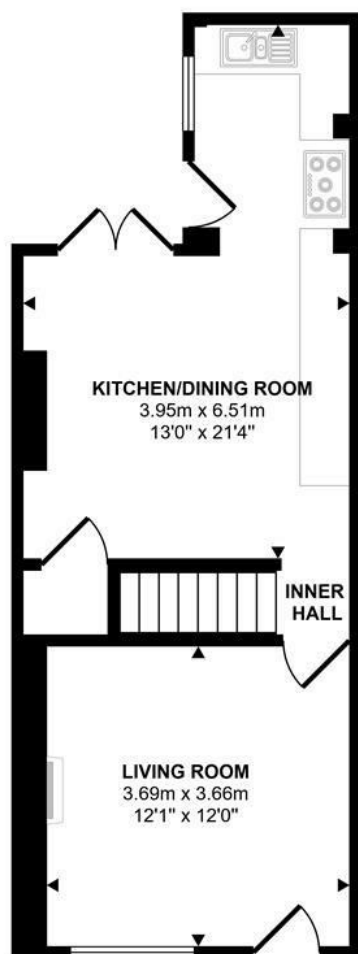
VIEWINGS

We always like any potential purchaser to follow our four steps

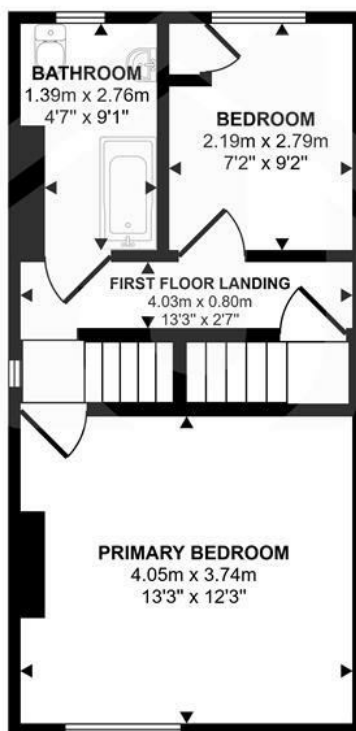
- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability



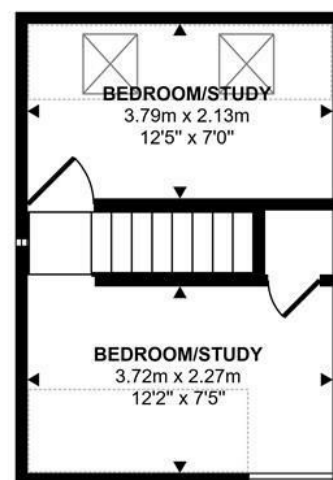
Approx Gross Internal Area
94 sq m / 1008 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 34 sq m / 370 sq ft



Second Floor
Approx 21 sq m / 221 sq ft

Denotes head height below 1.5m

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			
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