



- THREE BEDROOM DETACHED HOUSE
- GARAGE
- CUL-DE-SAC POSITION

- OFF ROAD PARKING
- VERY WELL PRESENTED, MODERN HOME
- COUNCIL TAX BAND - D

Asking price £329,950

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



This very well presented, three bedroom detached ideal family home is set within a Cul-De-Sac and being close to the primary and secondary schooling of this highly favourable village. In brief the property benefits from an Entrance Hall, WC, Living Room, Kitchen/Breakfast, First Floor Landing, Three Bedrooms and a Family Bathroom. There is an established and well maintained garden to the rear and from the front there is off road parking that leads alongside the property to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

There are stairs leading to the first floor landing, radiator and doors to:

**WC**

Comprising a low level WC, Wash hand basin, Radiator and a Window to the front aspect.

**KITCHEN/BREAKFAST**

12' x 9'5 (3.66m x 2.87m)

With a range of wall and base units having work surfaces, sink with a mixer tap, integral fridge/freezer, oven, hob with extractor, window to the front aspect, radiator, power points, plumbing for a washing machine and an integral dishwasher.

**LIVING ROOM**

16'7 - 13'2 x 14'5 - 7'11 (5.05m - 4.01m x 4.39m - 2.41m)

Benefiting from a window and patio doors to the rear aspect, radiator, power points, under stairs cupboard and a TV point.

**FIRST FLOOR LANDING**

There is access to the loft, radiator, power points, airing cupboard and doors leading to:

**PRIMARY BEDROOM**

13'10 x 9'2 (4.22m x 2.79m)

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

**BEDROOM**

12'8 x 10'2 - 9'2 (3.86m x 3.10m - 2.79m)

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

**BEDROOM**

9'4 x 7' (2.84m x 2.13m)

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

**BATHROOM**

Comprising a low level WC, Wash hand basin, Bath with Shower over, Heated towel rail and a window to the rear aspect.





#### REAR GARDEN

A well maintained and established garden with a patio leading to a mainly laid to lawn garden and to the bottom there is a decked area.

#### PARKING

There is off road parking leading alongside the property to:

#### GARAGE

Benefiting from an up and over door.

#### 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.

#### VIEWING

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

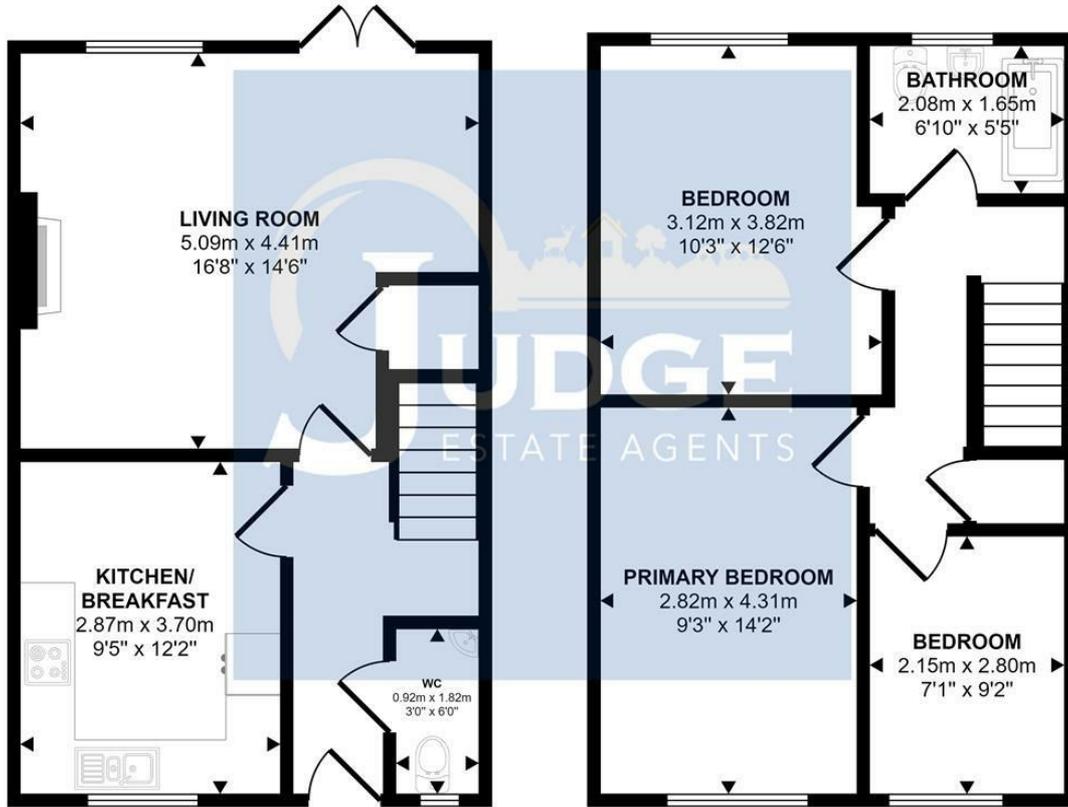
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo



Approx Gross Internal Area  
84 sq m / 905 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft

First Floor  
Approx 42 sq m / 453 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                             |  | 77      | 89        |
| 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   |  |         |           |

