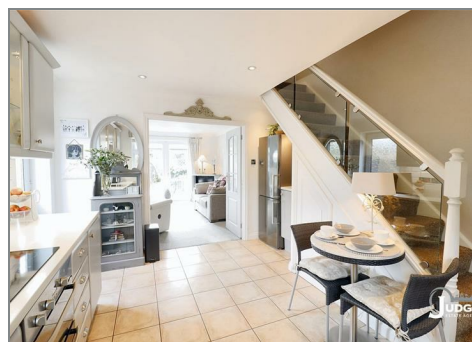


SCHOOLHOUSE CLOSE ANSTEY



- TWO BEDROOM END TOWNHOUSE
- CLOSE TO THE CENTRE OF ANSTEY VILLAGE
- 3.8 MILES TO BRADGATE PARK
- BEAUTIFUL GARDENS
- GROUND FLOOR WC

- OFF ROAD PARKING
- CUL DE SAC POSITION
- IDEAL FOR ACCESS TO MAJOR ROAD AND MOTORWAY LINKS
- NO UPWARD CHAIN
- COUNCIL TAX BAND - B

Asking price £265,000

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



**** STAMP DUTY PAID FOR NON-INVESTMENT BUYERS **** Being within close proximity to the centre of this thriving North Leicestershire Charnwood village comes offered for sale an immaculately presented, two bedroom end-townhouse. Offered for sale with no upward chain, this lovely home offers tandem off road parking from the front with a well established garden along the side then gated access to the front door that leads to an Entrance Porch, WC, Kitchen/Breakfast, Living Room, First Floor Landing, Two Bedrooms and a Shower Room. From the side of the property there is a paved area that leads to the rear where there is a decked seating area with patio and gravelled garden. This lovely home needs to be seen to fully appreciate. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is tiled flooring and doors that lead to:

WC

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

KITCHEN/BREAKFAST

14'7 x 11'8 (4.45m x 3.56m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, grill, hob with extractor, window to the front aspect, under stairs cupboard, stairs leading up to the first floor landing, power points, radiator, door to the side of the property and French doors that lead you through to:

LIVING ROOM

14'9 x 11'8 (4.50m x 3.56m)

Benefiting from two windows to the side aspect, radiator, power points, TV point and Patio doors that lend access to the rear garden.

FIRST FLOOR LANDING

With doors that lead to:

PRIMARY BEDROOM

12'7 x 11'8 - 9'8 (3.84m x 3.56m - 2.95m)

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

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Heated towel rail and a Window to the side aspect.

BEDROOM

9'6 x 8'5 (2.90m x 2.57m)

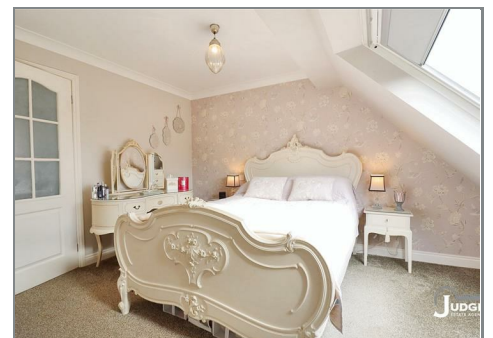
Having a Velux window to the front aspect, radiator, power points and fitted cupboard.

GARDENS

A low maintenance yet well thought out and well established garden that enjoys borders home to a number of shrubs and plants that can be appreciated by the paved and decked seating areas. There are gravelled areas as well as a store to the rear. Please see our photos to thoroughly appreciate.

PARKING

From the front there is Tandem parking.





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

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.

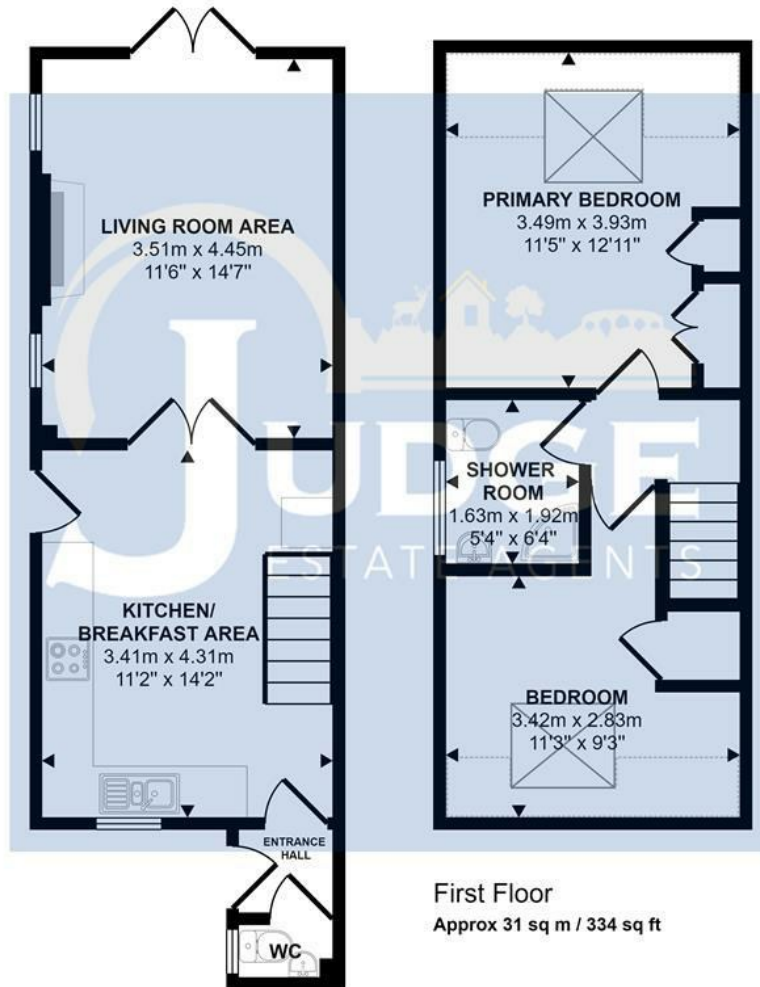
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approx Gross Internal Area
65 sq m / 697 sq ft



Ground Floor
Approx 34 sq m / 363 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.

