

- THREE BEDROOM DETACHED HOUSE
- GROUND FLOOR WC
- EXTENDED GROUND FLOOR LOUNGE

- OFF ROAD PARKING AND GARAGE
- BEAUTIFUL GARDEN
- COUNCIL TAX BAND - C

Asking price £349,950

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





Situated in a Cul De Sac and within this highly favourable North Leicester Village comes offered for sale an Extended, Three Bedroom Detached House. This well presented home benefits briefly of an Entrance Hall, WC, Kitchen/Breakfast, Living/Dining Room, Lounge, First Floor Landing, Three Bedrooms and a Bathroom. There is a mature and well established eye-catching Rear Garden and from the front, Off Road Parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs that lead up to the First Floor Landing, Radiator, Power points and doors that lead to:

#### WC

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

#### KITCHEN/BREAKFAST

12'5 x 11'5 (3.78m x 3.48m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, radiator, power points and a Window to the front aspect.

#### LIVING/DINING ROOM

17'7 x 10'7 (5.36m x 3.23m)

Benefiting from a window to the side aspect, radiator, power points, Electric fire with surround, windows and French doors that lead to:

#### LOUNGE

14'2 x 10'11 (4.32m x 3.33m)

With Velux windows to the rear aspect, radiator, power points and Bi-Folding doors that lead to the rear Garden.

#### FIRST FLOOR LANDING

There is access to the loft, window to the side aspect and doors that lead to:

#### BEDROOM

11'7 x 8'7 maximum (3.53m x 2.62m maximum)

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

#### BEDROOM

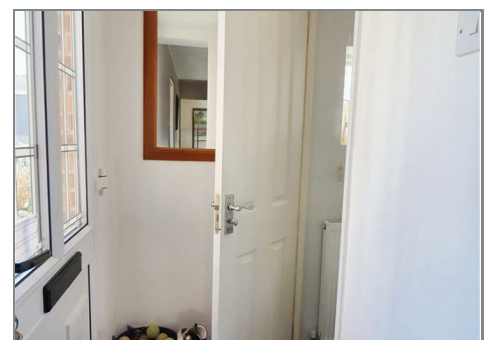
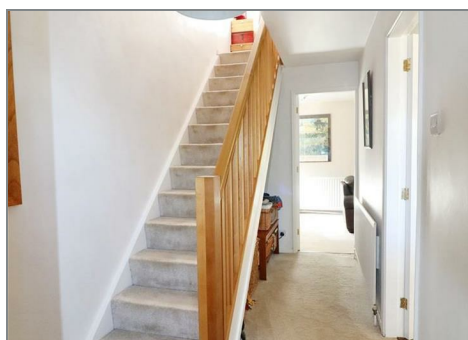
9'8 from fitted wardrobes x 8'6 (2.95m from fitted wardrobes x 2.59m)

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

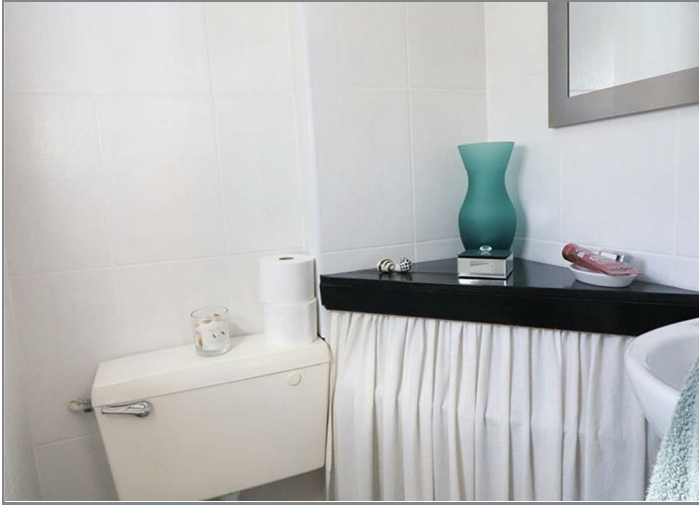
#### BEDROOM

8'10 x 6'6 (2.69m x 1.98m)

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







#### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Complimentary tiling, Heated towel rail and a Window to the front aspect.

#### REAR GARDEN

A lovely and eye-catching Garden that comprises a paved patio area with steps up to a pathway leading to the rear of garden, accompanied by bordered and lawn garden home to a number of shrubs and plants as well as a Pond and Decked seating area.

#### PARKING

From the front there is off road parking that leads up to:

#### GARAGE

20' x 8'3 (6.10m x 2.51m)

Benefiting from an up and over door, power, lighting and a window and door to the rear aspect towards the Garden.

#### ANSTEY VILLAGE

Known as the Gateway to Charnwood Forest and boasting

fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)



Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

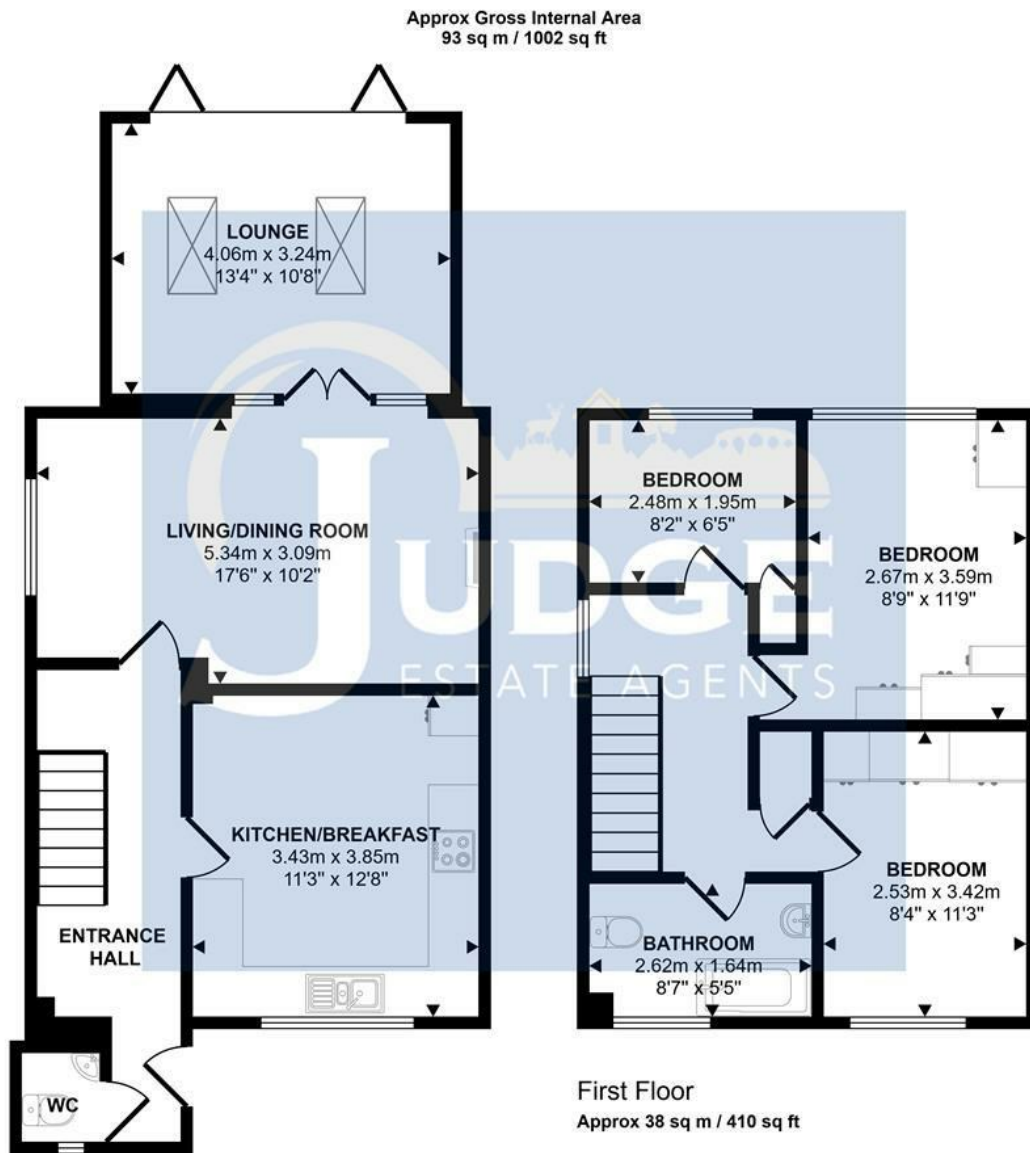
All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

#### 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





**Ground Floor**  
Approx 55 sq m / 593 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.

