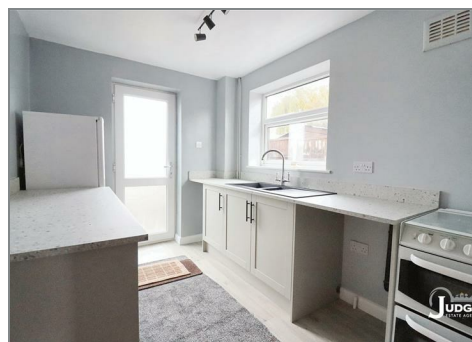




- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- IDEAL FIRST TIME PURCHASE
- READY FOR NEXT BUYER TO ADD 'OWN TOUCH'
- CUL DE SAC POSITION
- COUNCIL TAX BAND - C

Offers in the region of £277,950

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



Located within a Cul De Sac position upon the edge of this thriving village comes offered for sale this three bedroom semi-detached house. A home ready for the next purchaser to add their 'own touch' to that briefly benefits from an Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. There is a mature and well maintained rear garden and from the front there is off road parking. There is NO UPWARD CHAIN and a viewing comes highly recommended.

ENTRANCE HALL

There are stairs leading to the first floor landing, radiator, under stairs cupboard, window to the front aspect and door to the Kitchen and:

LIVING ROOM

13' x 10'4 (3.96m x 3.15m)

Benefiting from a window to the front aspect, radiator, power points, TV point, fire with feature surround and access to:

DINING ROOM

10'9 x 9' (3.28m x 2.74m)

Having a radiator, power points, patio doors to the rear garden and door to:

KITCHEN

10'9 x 7'5 (3.28m x 2.26m)

There are a range of wall and base units with work surfaces, window to the side aspect, power points, sink and a door to the rear garden.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access and doors to:

BEDROOM

13' x 10' (3.96m x 3.05m)

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

BEDROOM

10'10 - 9' x 10' - 8'2 (3.30m - 2.74m x 3.05m - 2.49m)

There is a window to the rear aspect, radiator, power points, built in cupboard and fitted wardrobes.

BEDROOM

6'7 x 6'5 (2.01m x 1.96m)

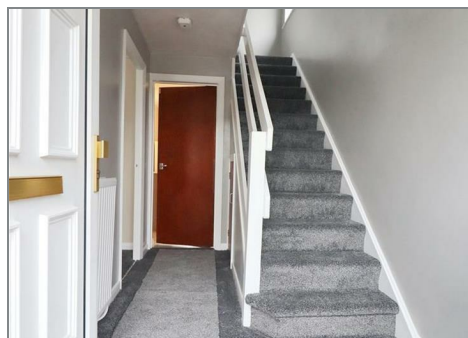
With a window to the front aspect, radiator, power points and fitted cupboards.

BATHROOM

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

REAR GARDEN

There is a patio that leads to a mainly laid to lawn area having a variety of flowers and plants.





PARKING

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

GARAGE

With 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.

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 property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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,



Approx Gross Internal Area
73 sq m / 789 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

First Floor
Approx 37 sq m / 402 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.

