



## Plot 7

Choyce Close, Anstey

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## Choyce Close, Anstey

- Brand new premium home
- In excess of 5,000 square feet living space
- Input into final finish available
- Five bedrooms and a games room
- Large living kitchen, utility, wine room
- Three reception rooms
- Six bathrooms
- Double garaging with electric doors
- 10 Year ICW warranty
- Predicted EPC Rating B / Council Tax Band TBC / Freehold

### General Description

Alexanders are pleased to offer this outstanding brand new, detached premium home on a small development on a private road offering in excess of 5,000 square feet, completion winter 2024, a great opportunity to be involved in final finishes. Tucked away on a leafy private road on the edge of Charnwood Forest. Built to a bespoke, luxurious specification the attention to detail throughout this impressive home will not fail to impress. View the show home now to appreciate the high quality finish.

### Location

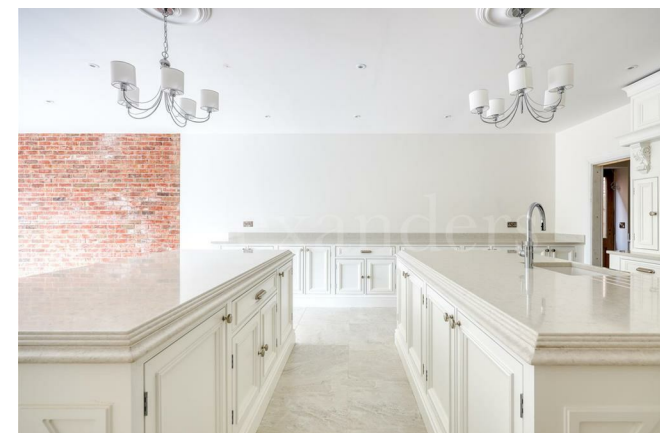
Excellent access to motorway network with the M1 reached in 10 minutes, two minutes' walk from tennis club and castle hill country park. The village centre is situated within a ten-minute walk with amenities including co-op, public houses, boutiques, and restaurants notably Saporis Italian which has been awarded its second AA Rosette in 2021 and was previously voted the best Italian restaurant in the UK! Two local primary schools and one secondary within the village of Anstey. Ratcliffe college is a 10 minute drive away and Loughborough Grammar is a 15 minute drive.

### Agents Note

A truly impressive, spacious family home exuding luxury and quality throughout. Please note these are the preliminary details and the interior photos are of the show home and are for illustrative purposes only.

### Specification

Wooden sliding double glazed sash windows, 10 Year ICW warranty, underfloor heating to the ground floor, all bathrooms fitted with Gerberit and Lusso Sanitary ware. There is a feature brick porch with hardwood doors, a feature staircase with wrought iron spindles and also a feature void over the entrance on the landing with matching railings, a working chimney in the main sitting room, family room with large bi fold doors to the generous terrace.



The kitchen has bespoke hand painted units, quartz tops, double island with waterfall edged tops, Rangemaster dual oven with Westin Prime extractor, Neff dishwasher, Instant hot water tap, Villeroy & Boch ceramic sink and has double access to the terraced with via large patio doors and bi folds. The utility room also has a Villeroy Boch sink, space to house an American fridge/freezer, washing machine and tumble dryer as well as a walk-in pantry.

#### Accommodation Summary

Ground Floor: Entrance hall, Boot room, Cloakroom, Lounge, Sitting room, Dining room, Wine room, Living/Kitchen, Utility.

First Floor: Landing, Four bedrooms, Dressing room, Five bathrooms.

Second Floor: Bedroom, Games room, Bathroom.

#### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders (01664) 896332.

#### Tenure

Freehold.

#### Services

We are advised that mains gas, electricity, water, and drainage are connected, and gas fired central heating via a modern gas fired boiler.

#### Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band TBC.

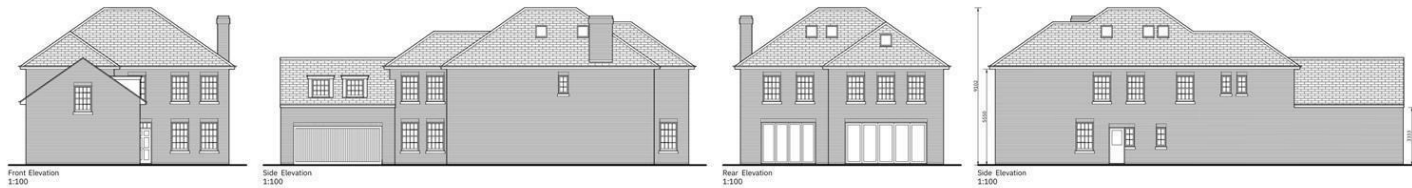
#### Measurements

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

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





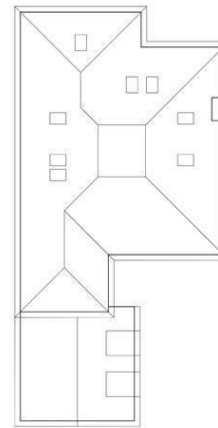
Ground Floor  
1:100



First Floor  
1:100



Second Floor  
1:100



Roof Plan  
1:100



Viewing by appointment only

**Alexanders**

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Melton Mowbray  
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Telephone Sales: 01664 896332  
Email: melton@alexanders-estates.com

### Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.