



Bradgate Road

Apsey

Bradgate Road

Anstey

- Picturesque countryside views
- Sizable plot with huge potential
- Close proximity to this highly regarded village
- Three bedrooms and a family bathroom
- Kitchen, utility room and cloakroom
- Sitting room, dining room and conservatory
- Spacious driveway with a single garage
- EPC Rating D / Council Tax Band D / Freehold

General Description

Occupying a sizeable plot in a desirable part of Anstey, with picturesque views over countryside to the rear and within easy reach of the village centre, is this spacious three-bedroom bungalow requiring an amount of updating with a huge amount of potential for further development.

Set in an elevated position with a large frontage this property offers ample parking and an integral single garage off.

To the rear there are well-loved gardens encompassing the views.

Location

The property is located walking distance of the village centre, with a good range of day-to-day shopping facilities, public houses, local schooling and a church.

Anstey is located approximately five miles north of Leicester city centre and is flanked by Bradgate Park which is of historic interest and offers an abundance of attractive rural walks. There is good access to the motorway networks with the A46 western bypass connecting to the M1, M69 motorway networks and associated Fosse Retail park.

Agents Note

Great location, plot and views.



Accommodation Summary

Entrance porch/study, inner hallway, sitting room, dining room, conservatory, three bedrooms, cloakroom, utility room and family bathroom.

Viewings

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

Tenure

Freehold.

Local Authority

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

Services

We are advised that mains gas, electricity, water, and drainage are connected.

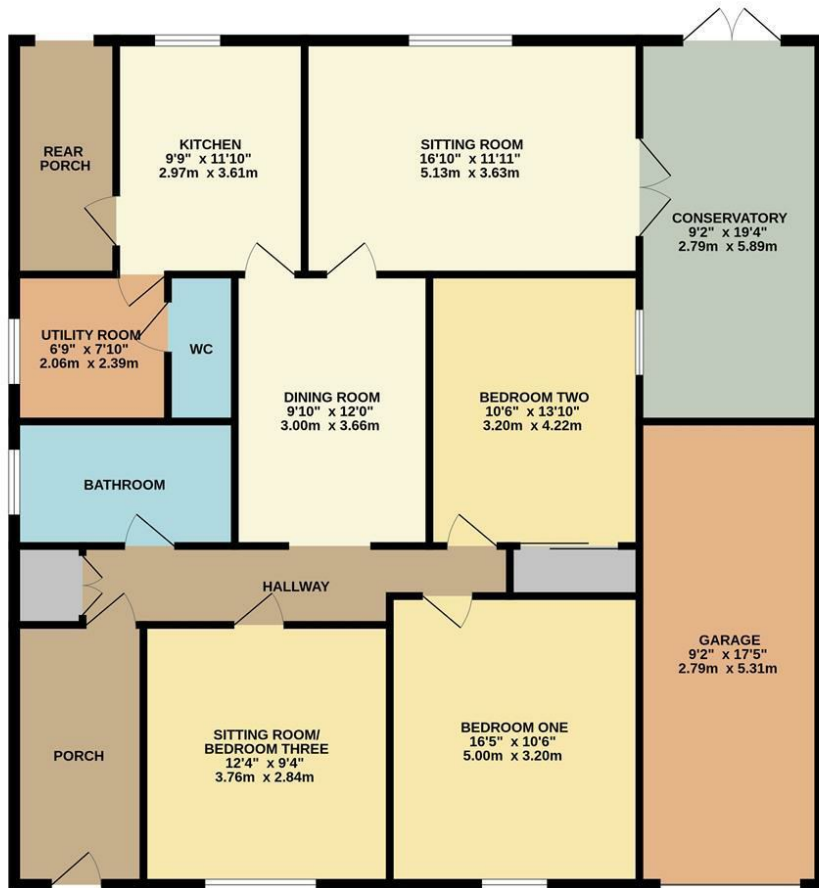
Measurements

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.





TOTAL FLOOR AREA: 1742 sq.ft. (161.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Alexanders

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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.