

Alexanders

Bradgate Road

Anstey





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- Charming Grade II listed home
- Three good-sized double bedrooms
- Kitchen, family bathroom
- Hallway, cosy feel living/dining room
- Enclosed gardens front and rear
- Single garage and parking
- Close proximity to the village centre
- Council Tax D / EPC Rating D / Freehold

General Description

A spacious charming Grade II listed character home with three double bedrooms dating back to the 1800's with a unique blend of historic character and modern convenience in a desirable location within walking distance of this well serviced village centre, with the added benefit of a single garage, enclosed gardens and driveway.

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.





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Accommodation Summary

Hallway, living/dining room, kitchen, landing, two double bedrooms, second floor double bedroom.

Outside, the property has an attractive walled garden to the front with lawns and a patio area, a single garage on block opposite and further parking space. To the rear also is an enclosed garden accessed from the kitchen.

Agents Notes

Deceptive accommodation that will not disappoint in a highly desirable location.

Viewings

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

Tenure

Freehold.

Services

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

Local Authority

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

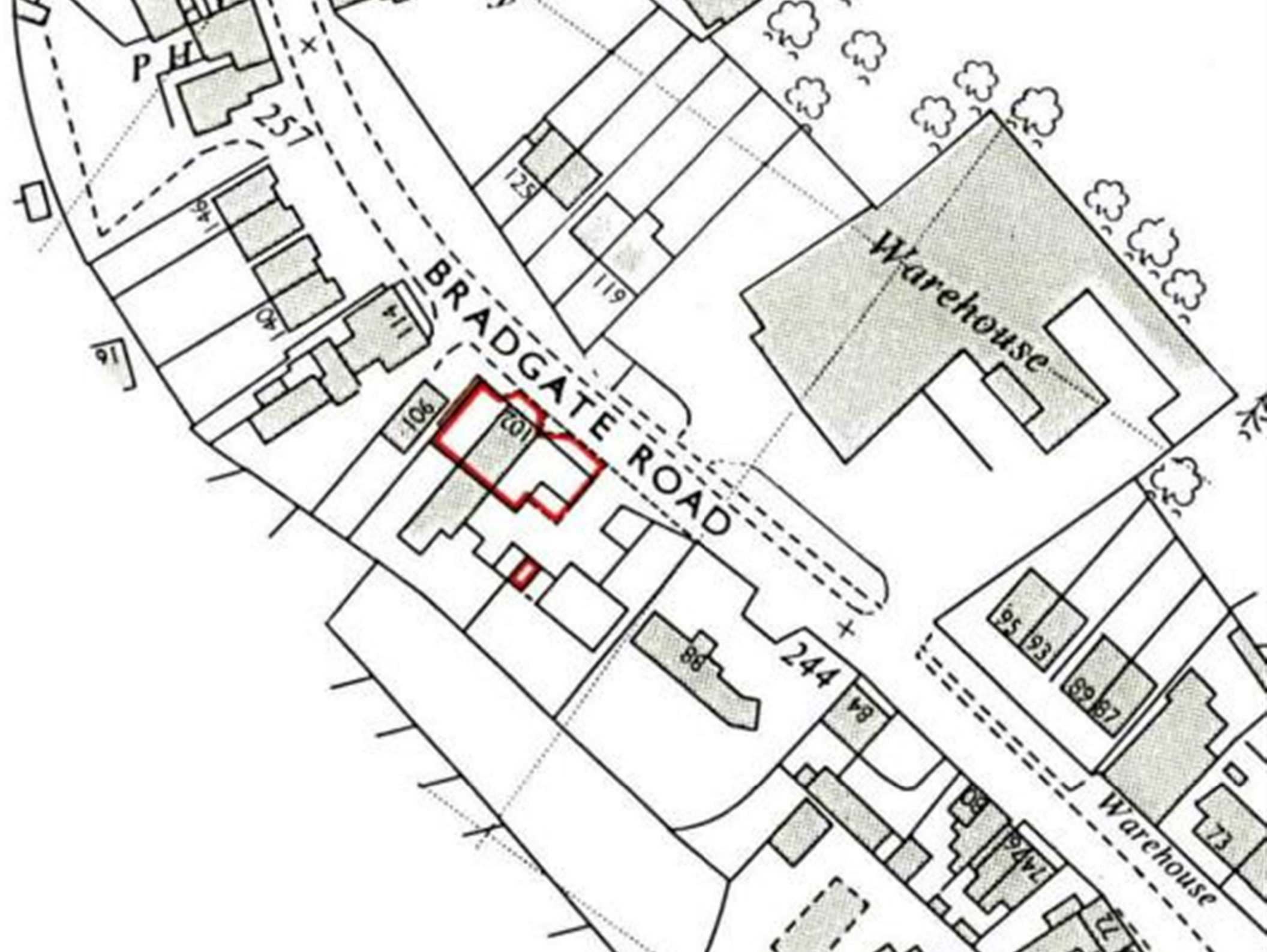
Measurements

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 area: approx. 122.3 sq. metres (1316.8 sq. feet)



Viewing by appointment only

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21 Market Place
Melton Mowbray
LE13 1XD

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.

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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.



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