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**Rawlins Drive,
Anstey,
LE7 7WN**



01530 231 859

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This beautifully presented three-bedroom semi-detached home is in immaculate condition throughout and perfectly situated on the Anstey/Glenfield border. The property enjoys excellent connectivity, being close to the A46 and the wider major road network, as well as convenient access to Beaumont Shopping Centre and the scenic countryside walks of Bradgate Park.

The thoughtfully designed layout includes:

Ground Floor: Entrance Hall, modern Kitchen, WC, and a spacious Living Room.

First Floor: Landing leading to three well-sized Bedrooms and a family Bathroom.

Outside, the property boasts a well-maintained rear garden, ideal for relaxation or entertaining. Additionally, off-road parking enhances the practicality of this delightful home.



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ENTRANCE HALL

With radiator, stairs to first floor

LOUNGE

14' 6" x 11' 7" (4.42m x 3.54m max)

With double glazed window overlooking the front, two radiators.

FITTED DINING KITCHEN

15' 2" x 10' 10" (4.64m x 3.32m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, integral fridge/freezer, dishwasher.

Double glazed french doors leading out onto the rear garden.

CLOAKROOM

Comprising a low level WC, wash hand basin and radiator.

FIRST FLOOR LANDING

Approached from a central landing are three bedrooms and bathroom as follows:

BEDROOM ONE

15' 2" x 8' 2" (4.64m x 2.49m)

With radiator and double glazed window.

BEDROOM TWO

10' 0" x 8' 1" (3.06m x 2.47m)

With radiator and double glazed window.

BEDROOM THREE

6' 7" x 6' 5" (2.01m x 1.97m)

With radiator and double glazed window.

BATHROOM

Comprising three piece white suite with bath, mixer taps with shower, low level WC, wash hand basin, co-ordinated tiling, radiator, extractor fan.

OUTSIDE

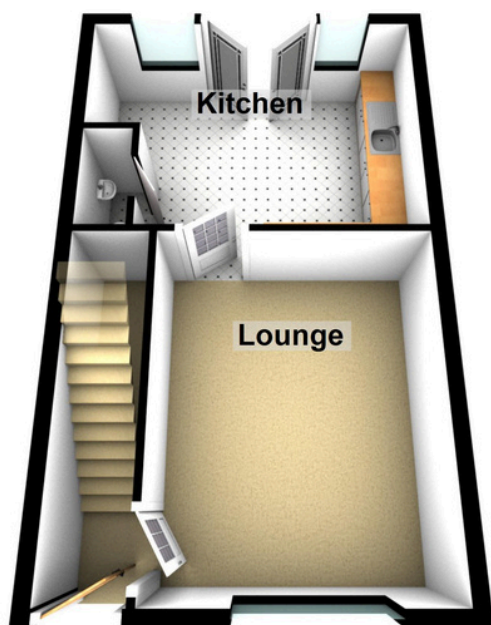
Enclosed rear garden with patio extending on to lawn with decorative borders.

CAR PARKING

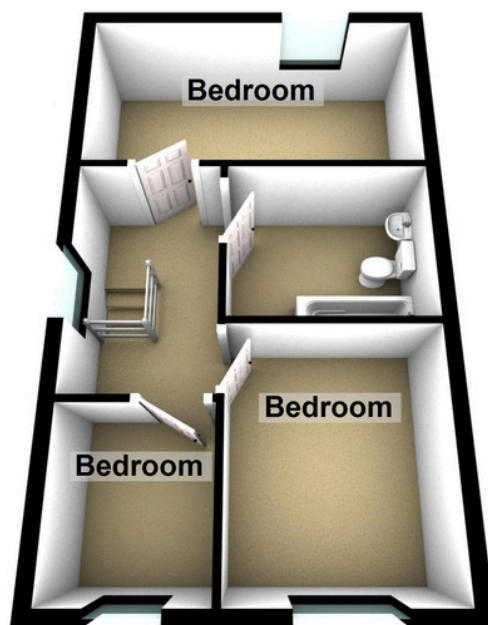
There are two allocated car parking spaces.



Ground Floor



First Floor





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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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Charnwood, Band B

Flood Risk

Surface Low/River Very Low

Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on
01530 231 859

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