



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

**Offers in excess of £325,000**

**Freehold**

**Taylors**  
Est. 1992



Three bedroom detached home  
Spacious reception room  
Modern décor throughout  
Allocated parking spaces  
Downstairs WC  
Ideal first home  
Highly popular location  
Please contact Taylors to arrange your visit

#### Property description

<b>Kitchen/Diner</b>	18' x 10'6" (5.49m x 3.20m)
<b>Reception room</b>	17'3" x 9'2" (5.26m x 2.79m)
<b>Downstairs WC</b>	4'2" x 2'11" (1.27m x 0.89m)
<b>Master bedroom</b>	17'3" x 9'4" (5.26m x 2.84m)
<b>Bedroom two</b>	13'2" x 10'4" (4.01m x 3.15m)
<b>Bedroom three</b>	10'3" x 6'3" (3.12m x 1.91m)
<b>Bathroom</b>	8'1" x 7'2" (2.46m x 2.18m)



Stunning three bedroom detached home | Large reception room | Spacious kitchen/diner | Downstairs WC | Two allocated parking space | Highly popular location | Ideal first home | Please contact Taylors to arrange your visit

Taylors are delighted to bring to the market this beautiful Davidsons built property in the highly sought after location of Anstey. This home is still just 4 years old and benefits from modern décor throughout having been lovingly finished by the current owners. On the ground floor, you'll find the spacious kitchen/diner spreading 18 feet which benefits from windows to the front and rear aspect allowing in plenty of natural

light with a door to the rear garden. There is also a good sized reception room with French doors leading into the rear garden and a window to the front and this home also has a WC on the ground floor.

As you climb to the second storey, there is a double master bedroom with a dressing area and windows to both the front and rear, a second double bedroom and a spacious third bedroom. The family bathroom benefits from a bath with an over-head shower. Outside of this home, you find a private and enclosed rear garden and to the front, two allocated parking spaces and an electric car charger point.

Local to this home, you'll find The Latimer Primary School in Anstey which has an Ofsted rating of GOOD, there is also Woldale School in Anstey which provides primary and secondary schooling and has an Ofsted rating of GOOD. There are also five bus stops within 0.4 miles of this house providing easy access across Leicestershire and three railway stations within 5 miles.

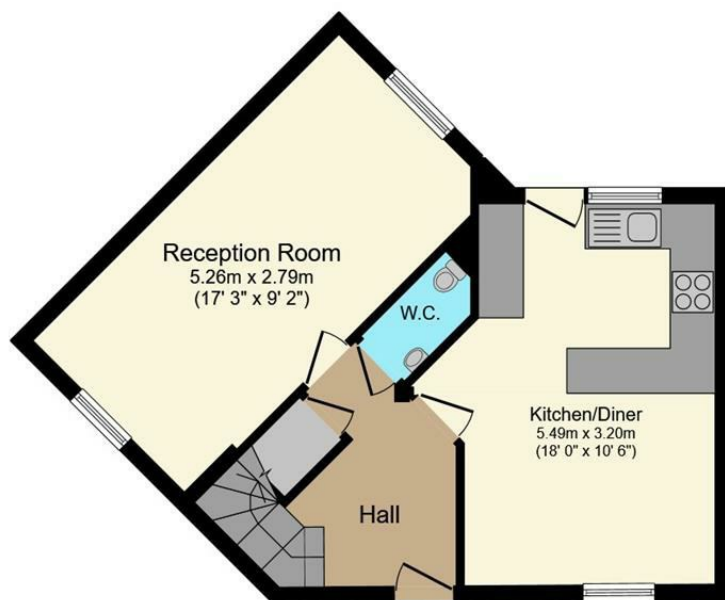
If you're wishing to visit this home, please contact Taylors to arrange your personal time slot, we look forward to welcoming you to this home.











## Ground Floor

Floor area 44.3 sq.m. (477 sq.ft.) approx



## First Floor

Floor area 44.5 sq.m. (479 sq.ft.) approx

Total floor area 88.8 sq.m. (956 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

# Taylors

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