



Rawlins Drive, Anstey, Leicestershire, LE7 7WN

Guide price £310,000

Freehold

Taylors
Est. 1992

Please contact Taylors to arrange your visit

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



Guide Price £310,000 - £320,000 |
Stunning three bedroom detached
home | Large reception room |
Spacious kitchen/diner | Downstairs WC
| Two allocated parking space | Highly
popular location | Ideal first home |
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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
5 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,

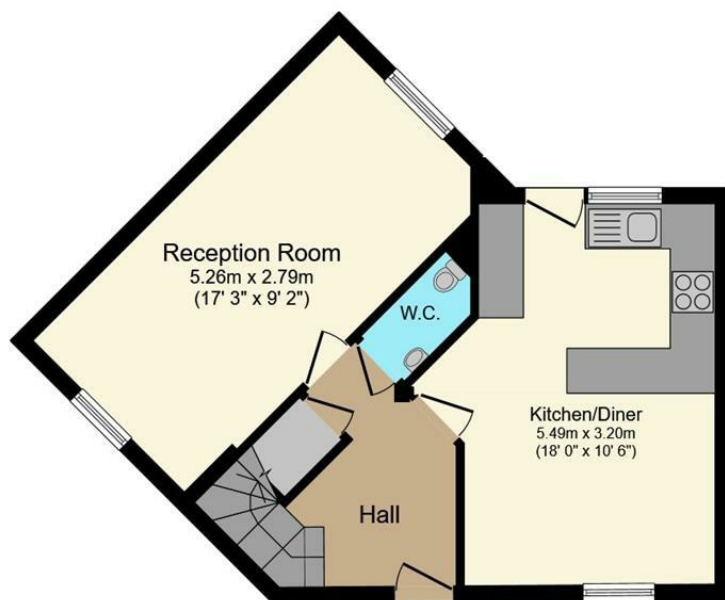
two allocated parking spaces and an
electric car charger point.

Local to this home, you'll find The
Latimer Primary School in Anstey which
has an Ofsted rating of GOOD, there is
also Wolfdale 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.

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