

# Holderr

A Modern Estate Agent



47 Pollards Road

Anstey, Leicester, LE7 7UG

Guide price £300,000



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Located upon the edge of Anstey village within walking distance of Bradgate Park on this newly completed development comes offered for sale this very well presented, three bedroom semi-detached home. An ideal family home or first time purchase, this lovely property benefits an Entrance Hall, Living Room, Kitchen/Dining with Utility area and access to a WC, First Floor Landing, Three Bedrooms with En-Suite to Main Bedroom and a Bathroom. To the rear there is a well sized garden and from the front there is off road parking for multiple vehicles that leads up to a Garage.

with paved patio and lawn with fenced boundaries and secure gated access. This fantastic house has been extremely well maintained by the current owners and is being offered for sale in excellent decorative order throughout.

The kitchen is fitted with a range of wall, base and drawer units with an ample amount of work surface over. Integrated appliances to include fridge freezer, dishwasher and an electric fan oven and induction hob with cooker hood over. Just off the kitchen is utility area along with a ground floor WC. The Lounge is a light and airy space for all the family to enjoy.

On the first floor are three well proportioned bedrooms accessed via a landing with loft access. The main bedroom has built in wardrobes and an en-suite shower room. The family bathroom is fitted with a modern three piece suite with complimentary wall tiling.

Outside the property there is a driveway located at the side of the house which provides ample off road parking and leads to the garage.

To the rear of the property is an enclosed garden



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor:**

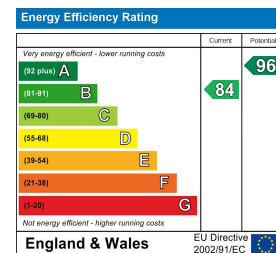
**Pollards Road, Anstey**  
Internal Square Footage: 850 sq.ft

**Holdings**  
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## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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