

Holderr

A Modern Estate Agent



47 Pollards Road

Anstey, Leicester, LE7 7UG

Guide price £300,000

3 2 1 B



47 Pollards Road

Anstey, Leicester, LE7 7UG

Guide price £300,000



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.

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

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.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Kitchen / Diner
3.71 x 3.98m
12'2" x 13'1"

Lounge
3.34 x 4.36m
10'11" x 14'4"

Utility Room

WC

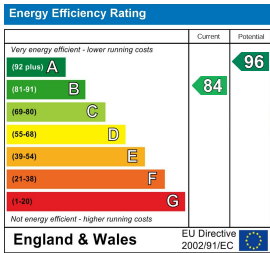
Pollards Road, Anstey
Internal Square Footage: 850 sq.ft

Holders
A Modern Estate Agent

Viewing

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

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.