



Grade II Listed

102 BRADGATE ROAD,  
LEICESTER, LE7 7FB

Offers over  
£330,000



Discover a Remarkable Piece of History in Anstey:  
A Grade II Listed 3-Bedroom Semi-Detached  
Home

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## A Grade II Listed 3-Bedroom Semi-Detached Home

Welcome to Anstey's most prestigious street, where history meets modern living in this remarkable Grade 2 listed semi-detached home. Dating back to the 1800s, this property offers not just a home, but a gateway to the village's rich heritage. This rare gem, last on the market in the 1980s, is a unique opportunity for families and investors alike.

### **A Living Piece of History**

Originally built for Daniel Pettifor, a notable brewery owner, this distinguished property is steeped in history. Imagine being part of Anstey's evolution, with a home that has witnessed the village's growth and transformation over the centuries.

### **Spacious and Family-Friendly Interior**

With a generous 124 square meters of living space, this home is perfect for families seeking room to grow. Upon entering, you're welcomed by a large entrance hall, ideal for storage and displaying your cherished furnishings. The expansive living room, the heart of the home, features high ceilings, exposed beams, a cozy hearth, bay windows, and patio doors that open to a private cottage garden—perfect for family gatherings and relaxation.

### **Charming Kitchen with Endless Possibilities**

The kitchen exudes rustic cottage charm with exposed beams and ample storage. The tiled floor enhances its appeal, while a unique trapdoor leads to a spacious basement, offering endless possibilities for use.

### **Generous Bedrooms and Expansion Potential**

All three bedrooms are generously sized, with the master bedroom boasting over 24 square meters and three built-in wardrobes. The top-floor bedroom, also over 24 square meters, is plumbed for an en-suite bathroom, offering stunning views of the village.

### **Modern Comforts and Practicality**

Despite its historic nature, the home is equipped with a modern combination boiler for efficient heating, ensuring year-round comfort. A detached garage, part of a block of three, provides ample storage and practical space for vehicles.

### **Enchanting Outdoor Spaces**

The property features a brick parking area for multiple vehicles, along with a charming walled front garden and patio. The private cottage garden, accessible from the living room, offers a secure play area for children bathed in natural light.





## Amenties

### The Allure of Anstey

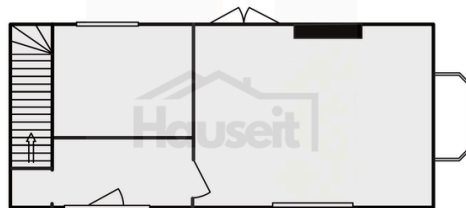
Anstey is a vibrant community that blends rural tranquility with urban convenience. Families will appreciate excellent local schools like Latimer Street Primary and St Martins High, both rated "good" by Ofsted. Enjoy nearby green spaces like Bradgate Park, as well as a thriving local scene with independent shops, healthcare facilities, pubs, bakeries, and restaurants. With excellent road access and direct bus routes to Leicester, Anstey offers the best of both worlds.

### A Home for Families and Investors Alike

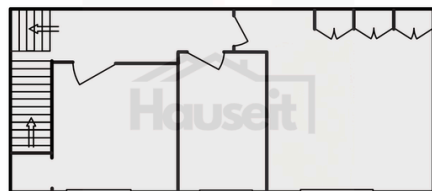
This home is perfectly situated within walking distance of schools, community groups, and sports clubs. Whether you're a family seeking a new chapter or an investor recognizing a unique opportunity, this property provides the perfect blend of history and modern living.

### Your Place in Anstey's Rich Heritage

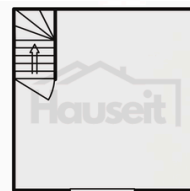
Don't miss the chance to own a piece of Anstey's history. This property is a perfect canvas for your family's future, offering the allure of the past combined with the comforts of today. Contact us today to arrange a viewing and experience the magic of this captivating home.



Ground Floor  
562 sq.f. (52,2 s4.m.) approx



First Floor  
562 sq.f. (52,2 s4.m.) approx




Second Floor  
263 sq.1t. (24.5 sq.m.) approx



## Contact Us

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## Specs and Layout

Please note that while we have taken great care in preparing these sales particulars, they are intended for guidance only. All measurements are approximate and should not be relied upon as exact. We recommend that potential buyers verify the measurements for accuracy.