



Rowan Drive, Anstey



£250,000

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- SMART PRESENTATION
- SPACIOUS LOUNGE DINER
- WELL EQUIPPED KITCHEN
- DRIVEWAY FOR TWO CARS
- FREEHOLD
- EPC rating B



Anstey as a location has excellent communication links, being just off the A50 and A46 respectively, providing connectivity to Leicester and the M1 motorway. Rowan Drive is a relatively recent development constructed in 2020 with the current owners in from brand new.

The design incorporates two full width double bedrooms along with a stylish lounge diner with the garden having a south west aspect.

Initially on entry via the composite door with glazed panel is the attractive quality Karndean flooring in a herringbone pattern, this extends into the WC having a Roca suite.

The flooring continues throughout both the lounge diner and the kitchen. To the lounge diner a pair of double glazed double doors making for a light and airy space, useful under stairs cupboard with recessed LED lighting.

The kitchen is well equipped with a Siemens oven with corresponding induction hob, built in dishwasher and washing machine, notwithstanding the quartz work surface with matching splashback and Siemens extractor hood. The base cupboards, drawer units and eye level units are in an attractive light grey finish whilst LED lights illuminate and dimable on a control panel.



At first floor, the landing has a useful storage cupboard and loft access. Bedroom one is to the front and has a recess over the stairs providing space for positioning of furniture, the end gable wall has decorative panelling.

The second double bedroom is to the rear and has views over the garden, smart neutral wall decoration and central heating controls for this floor are here. The bathroom has a mains shower over the bath, there is then a Roca suite comprising of wash hand basin with double cupboard beneath and dual flush WC. Dual voltage electric shaver point, centrally heated towel rail and twin LED lights.

To the outside, at the front, the driveway provides off road car parking for two vehicles. At the rear the garden has a paved section with lawn adjacent with rear raised rockery being ready for planting.

The property will suit first time buyers, professionals or those looking to downsize and is set within a cul-de-sac environment.

To find the property, approaching Anstey from Cropston, proceed along Cropston Road, at the mini island continue straight on, pass Castle Hill Road and at the next left turning is Rowan Drive. Follow the road along where the property is situated on the left identified by the agent's 'For Sale' board.



HALL 2.61m x 1.07m (8'7" x 3'6")

GROUND FLOOR WC 1.59m x 0.82m (5'2" x 2'8")

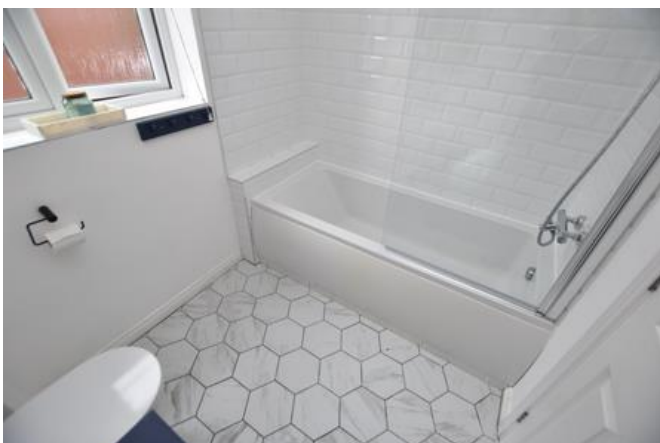
LOUNGE DINER 5.44m x 3.98m (17'10" x 13'1")

KITCHEN 3.38m x 1.63m (11'1" x 5'4")

BEDROOM ONE 3.93m x 3m (12'11" x 9'10")

BEDROOM TWO 3.96m x 2.67m (13'0" x 8'10")

BATHROOM 2.24m x 1.74m (7'4" x 5'8")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.
Estate charge: £135 half yearly (this ends at 5 years and the council adopts the road, 5 years in October 2025).

DISCLAIMER

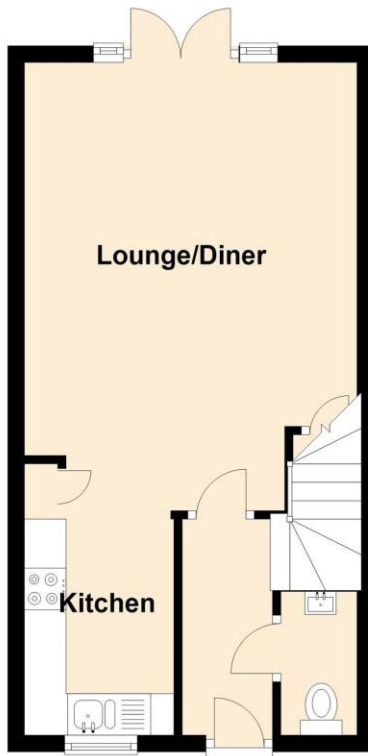
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)

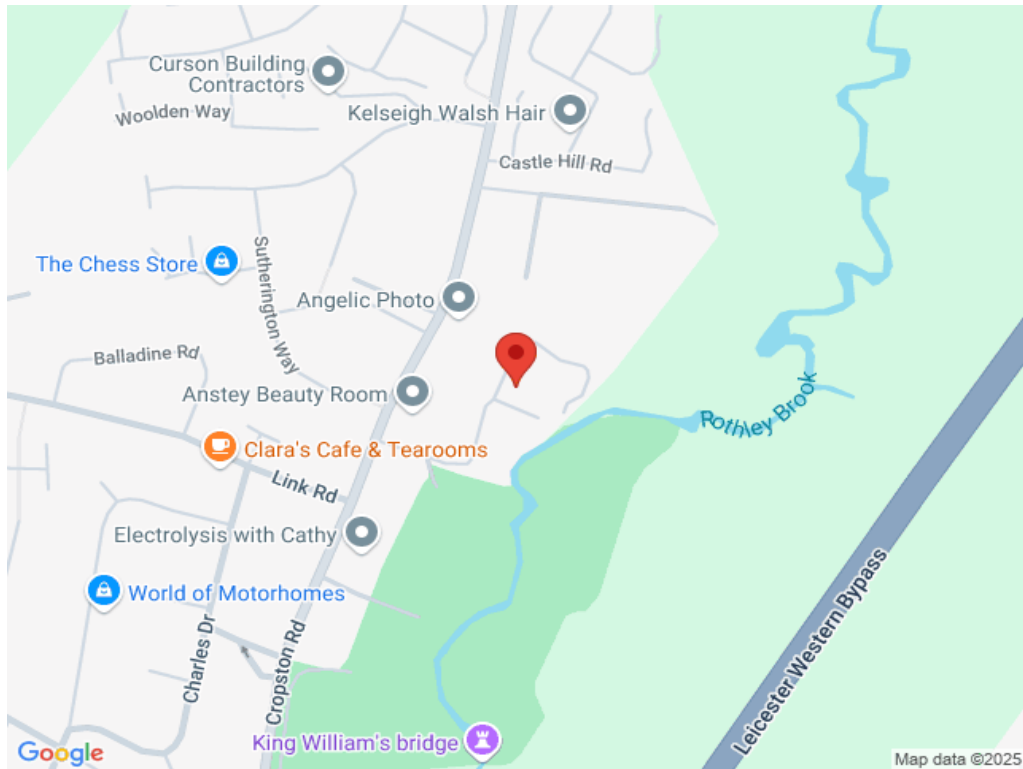


First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 65.4 sq. metres (704.3 sq. feet)



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