



# Bradgate Road Anstey

- Six bedroom detached period home
- Three floors of accommodation
- Sought-after position on Bradgate Road
- Character features throughout
- Extensive landscaped gardens
- Owned solar panels income-generating
- Substantial two-storey outbuilding
- Garage and ample parking
- EPC Rating C / Council Tax Band F / Freehold

Alexanders are delighted to present this impressive six bedroom detached period home on sought-after Bradgate Road. Bay-fronted and set behind a private sweeping driveway, the property enjoys an elevated position with formal gardens and mature trees creating a strong sense of privacy.

The well-balanced accommodation is arranged over three floors, retaining an abundance of character features. Living spaces include an elegant bay-fronted sitting room, separate dining room and generous kitchen/dining room, complemented by a ground floor cloakroom and cellar. The upper floors provide six bedrooms, together with a cloakroom and family bathroom on the first floor, and an additional bathroom on the second floor, offering excellent flexibility for family life.

Extensive rear gardens feature brick and gravel terraces, expansive lawns and established planting. A substantial two-storey outbuilding, garage, ample parking and owned solar panels generating circa £1,500 per annum further enhance this distinguished home.





### Accommodation:

Internally, the property retains an abundance of character and period features throughout. The well-balanced accommodation briefly comprises a welcoming entrance hall, an elegant living room with bay window and feature fireplace, a separate dual-aspect dining room with access to the side gardens, a generous kitchen/dining room, utility room, cloakroom, and cellar.

The first floor offers four bedrooms, a study/dressing room, separate cloakroom and the family bathroom. The second floor provides two additional bedrooms and a further bathroom, creating flexible living arrangements ideally suited to growing families or visiting guests.

### Gardens and land:

The gardens are a particular highlight. The front remains natural and private, framed by mature trees, while the rear enjoys multiple seating areas and extensive lawns bordered by established planting. Parking is plentiful, with a winding private driveway running alongside the house, gated access to additional rear parking, and direct entry to the garage.

Further enhancing the offering is a substantial detached two-storey outbuilding incorporating former stables, a hayloft, tool shed, and a garage with an up-and-over door. This unconverted space presents excellent potential for a variety of uses, subject to the necessary permissions.

### Location:

Anstey is a well-established large village approximately six miles northwest of Leicester city centre, combining traditional village charm with practical everyday living. It offers a range of local amenities including independent shops, a Co-op, post office, GP surgery, dentist and several pubs, plus a variety of cafes and services clustered around The Nook village hub. The area has good schooling options with Latimer Primary, Woolden Hill Primary and The Martin High School within the village.

Commuting is convenient thanks to close access to the A46 Leicester Western By-Pass, linking to the M1 motorway and major regional routes, with regular bus services into Leicester and other nearby towns. Leicester Railway Station is about a 15-minute drive away, offering connections to national destinations and further travel options.

Surrounded by attractive countryside and close to Bradgate Park and Charnwood Forest, Anstey appeals to families and professionals seeking village living with easy urban access.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band F.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.





## Services:

The property is connected to mains gas, electricity, water, and drainage.

The property also benefits from owned (not leased) solar panels, which the current vendor advises generate an income of approximately £1,500 per annum.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:

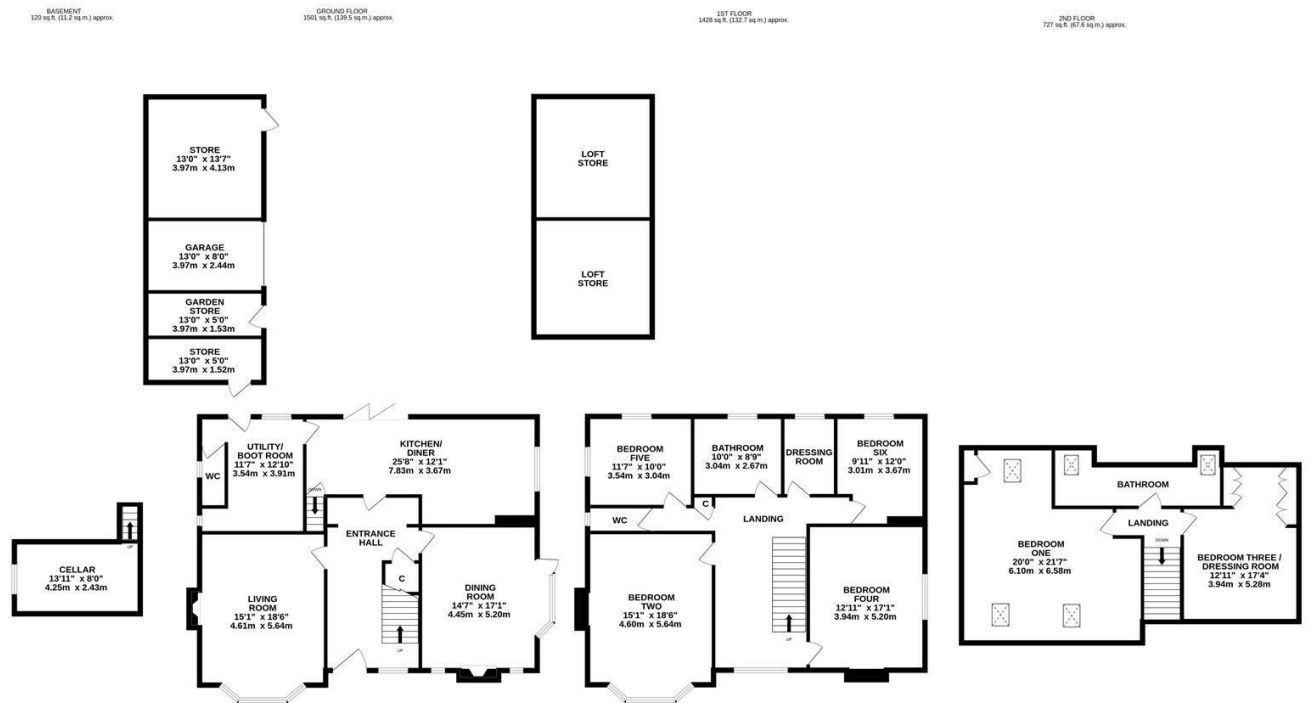
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 3778 sq.ft. (351.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



