

for sale

NEWBY & CO
local estate agents
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274 Link Road
Anstey, LE7 7EF
£260,000



274 Link Road

Anstey, Leicester, LE7 7EF

A traditional 1960's three bed semi in residential location within this popular village to the West of the city centre and well served by good schools, shops, major road links and open countryside including Bradgate Park. The property benefits from full gas central heating (Worcester combi boiler), UPVC double glazing, pvc fascia, brand new fitted kitchen. The family sized accommodation comprises, porch, entrance hall, lounge, kitchen-diner. Upstairs, landing, 3 good sized bedrooms, shower room. Front & rear gardens, driveway & garage. Freehold - no upward chain. Council Tax band C

Porch & Entrance Hall

Enclosed porch with a sliding UPVC opaque double glazed outer door. Entrance hall with UPVC opaque double glazed inner door, radiator, fitted carpet, understairs store, stairs to first floor.

Lounge

15'7" x 10'11" (4.75m x 3.34m)

A good sized living room with UPVC double glazed bay window to front. Fitted carpet, radiator, wall mounted gas fire.

Kitchen - Diner

17'5" x 9'11" (5.31m x 3.04m)

A recently refitted kitchen with a range of modern units and an abundance of worktop space. Two UPVC double glazed windows to rear and a UPVC double glazed door to side. The kitchen units have recently been refitted (June 2026) with a modern range of base and drawer units, two eye level wall units, work surfaces with upstands and tiled surrounds, stainless steel sink unit. Space and provision for all usual appliances, vinyl flooring, pantry store.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft.

Bedroom One

11'10" x 11'1" (3.63m x 3.39m)

UPVC double glazed window to rear, radiator, fitted carpet, airing cupboard housing Worcester combi boiler.

Bedroom Two

11'8" x 9'10" (3.58m x 3.01m)

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobes.

Bedroom Three

7'11" x 7'0" (2.42m x 2.14m)

UPVC double glazed window to front, radiator, fitted carpet.

Shower Room

7'4" x 5'10" (2.24m x 1.80m)

UPVC double glazed opaque window to side, heated towel rail, fitted carpet, fully tiled walls, enclosed shower cubicle with mains shower, vanity wash hand basin, wc.

Outside

To the front of the property mainly paved garden with a wooden picket fence. Driveway for one car in front of garage. The South-East facing rear garden is split level, mainly paved, fully fenced boundaries, external water tap, gated side access.

Garage

24'8" x 8'5" (7.53m x 2.57m)

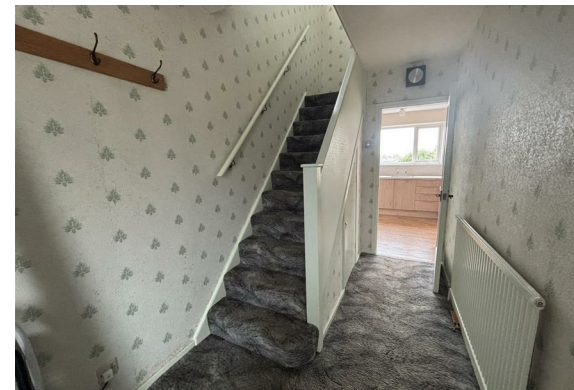
Brick detached garage with up-and-over door, light & power, side window and rear door.

Local Authority & Council Tax Info (Charnwood))

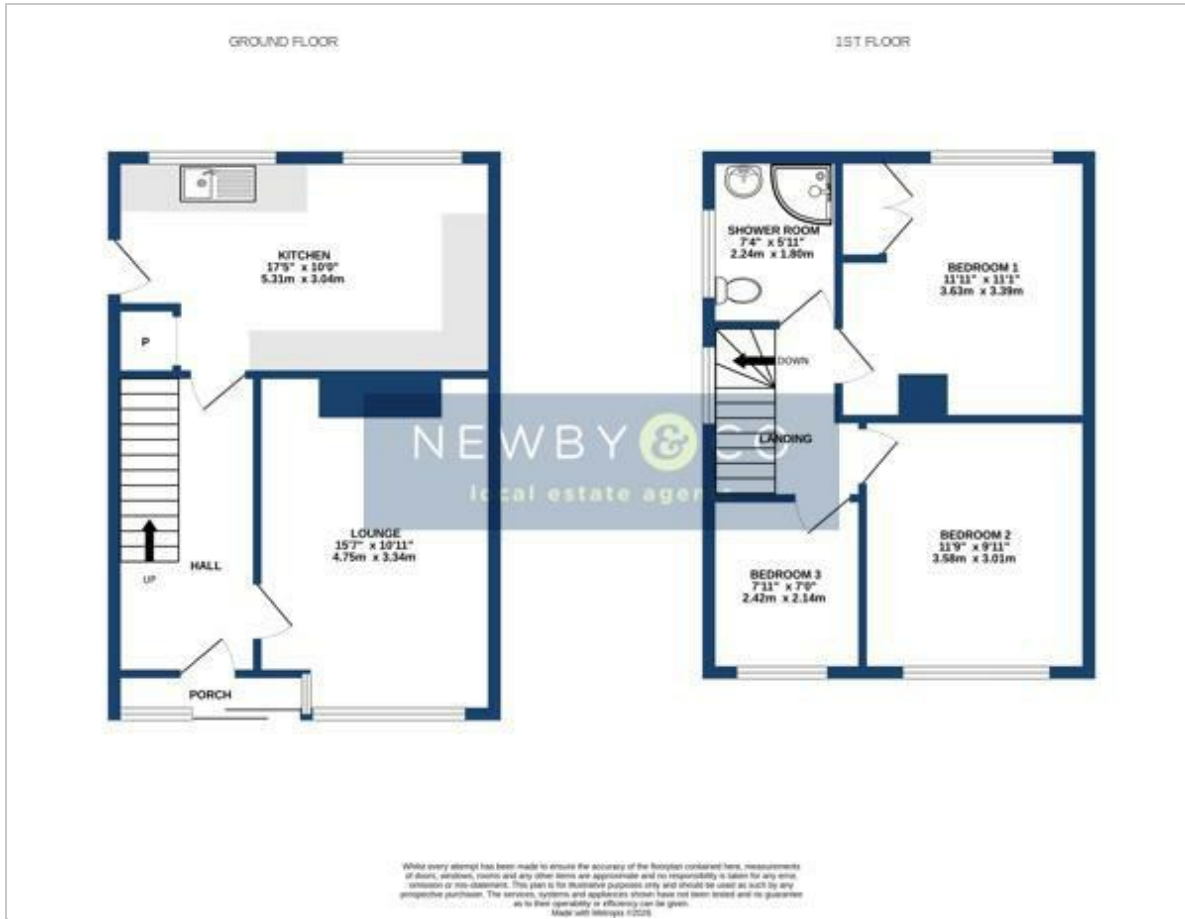
This property falls within Charnwood Borough Council (www.charnwood.gov.uk) It has a Council Tax Band of C which means a charge of £2,182.95 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

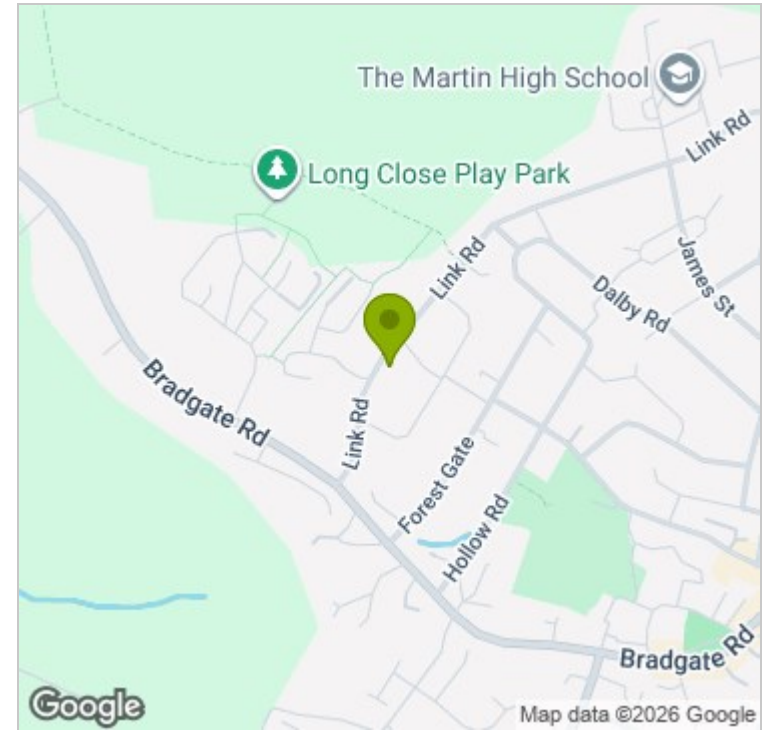


Viewing

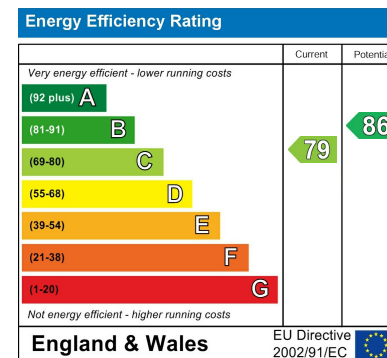
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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