



9 Plover Crescent  
Anstey Heights, LE4 1EB  
£300,000



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Anstey Heights, Leicester, LE4 1EB

A well maintained extended 3 bedroom detached home situated in popular residential cul-de-sac location close to an excellent range of shops, schools, recreational facilities and close to major road links. The property benefits from full gas central heating with a 3 year old boiler, UPVC double glazing replaced in 2019, pvc fascias & cladding & cavity wall insulation. The accommodation comprises of porch, hall, lounge, dining room, conservatory, breakfast-kitchen, integral garage. Landing, 3 bedrooms and bathroom. Corner plot with driveway & private gardens to rear. Freehold. Council tax band C

### Porch

UPVC double glazed entrance door.

### Entrance Hall

Glazed inner door, fitted carpet, radiator, stairs to first floor.

### Lounge

13'5" x 12'9" (4.10 x 3.90)

UPVC double glazed window to front, radiator, gas fire set in fireplace, coving to ceiling.

### Dining Room

11'1" x 8'0" (3.40 x 2.46)

UPVC French doors to conservatory, laminate flooring, radiator.

### Kitchen-Diner

17'2" x 11'3" (5.25 x 3.43)

UPVC double glazed single door to side, two UPVC double glazed windows to rear, tiled flooring. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, composite sink unit with mixer tap. Pantry store housing wall mounted Worcester combination boiler.

### Conservatory

12'11" x 9'0" (3.95 x 2.75)

UPVC double glazed conservatory with brick base, glazed apex roof, French doors to garden.

### First Floor Landing

UPVC double glazed window to side, access to loft, airing cupboard.

### Bedroom One

13'9" x 13'5" (4.20 x 4.10)

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

### Bedroom Two

9'3" x 7'10" (2.84 x 2.41)

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

### Bedroom Three

8'0" x 6'8" (2.44 x 2.05)

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

### Bathroom

6'1" x 5'9" (1.87 x 1.76)

UPVC double glazed opaque window, radiator, mainly tiled walls, panelled bath, wash hand basin, wc.

### Outside

5.27 x 2.72

The front of the property has open plan corner gardens, driveway for one car, leading to single attached garage (17'3 x 8'11) with up & over door, light & power, UPVC window.

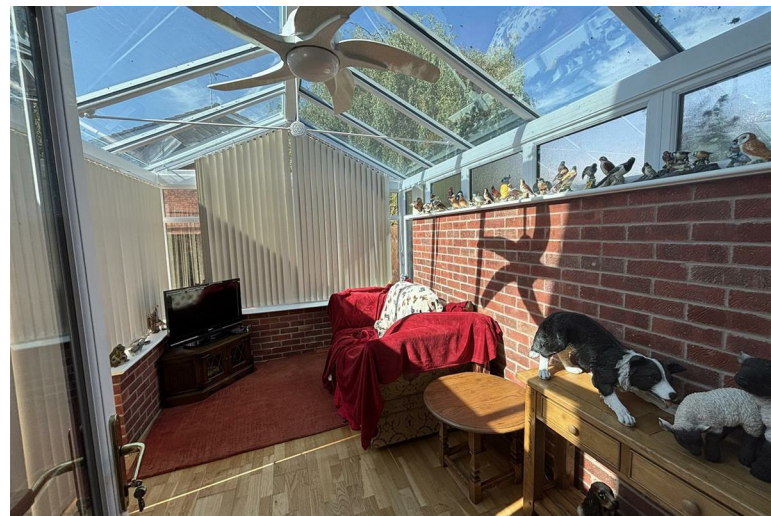
### Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

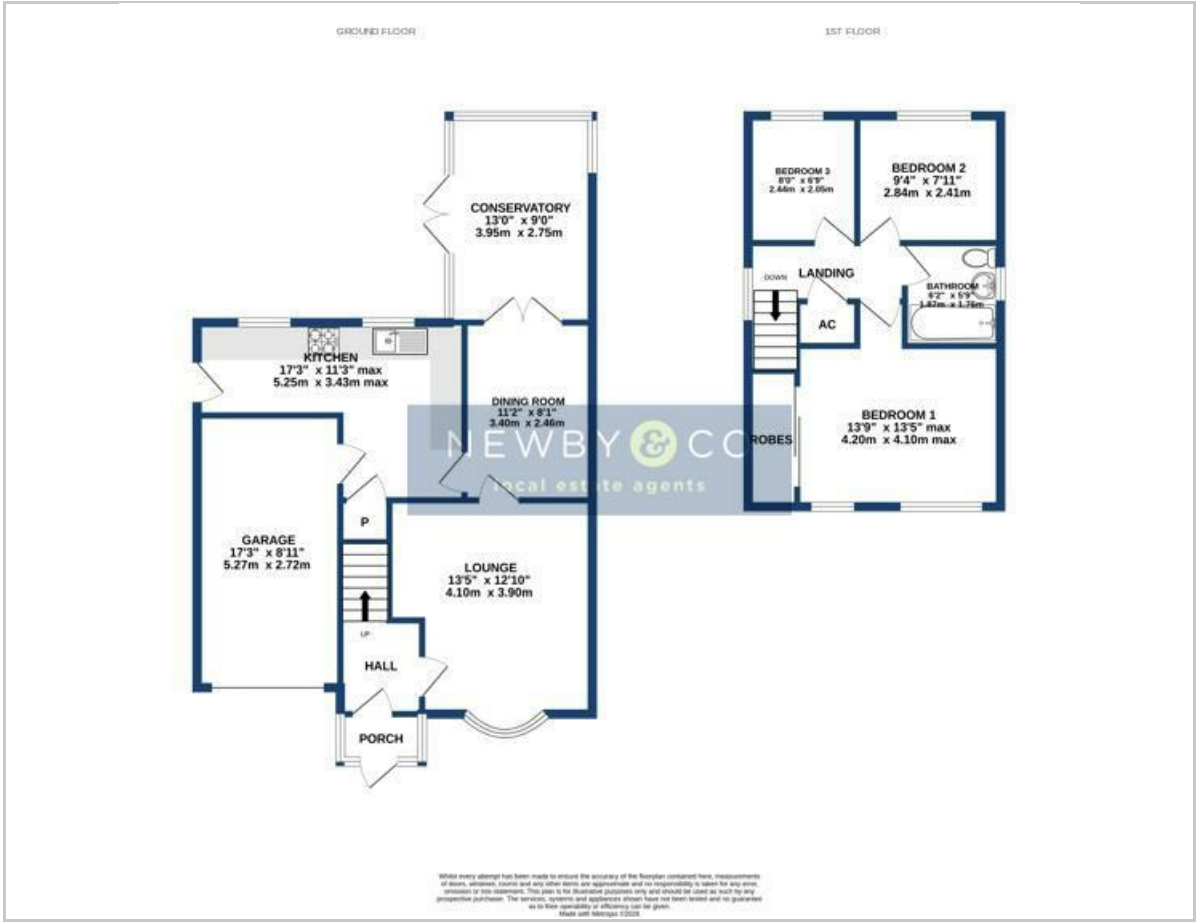
It has a Council Tax Band of C which means a charge of £2247.78 for tax year ending March 2027

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



Floor Plan

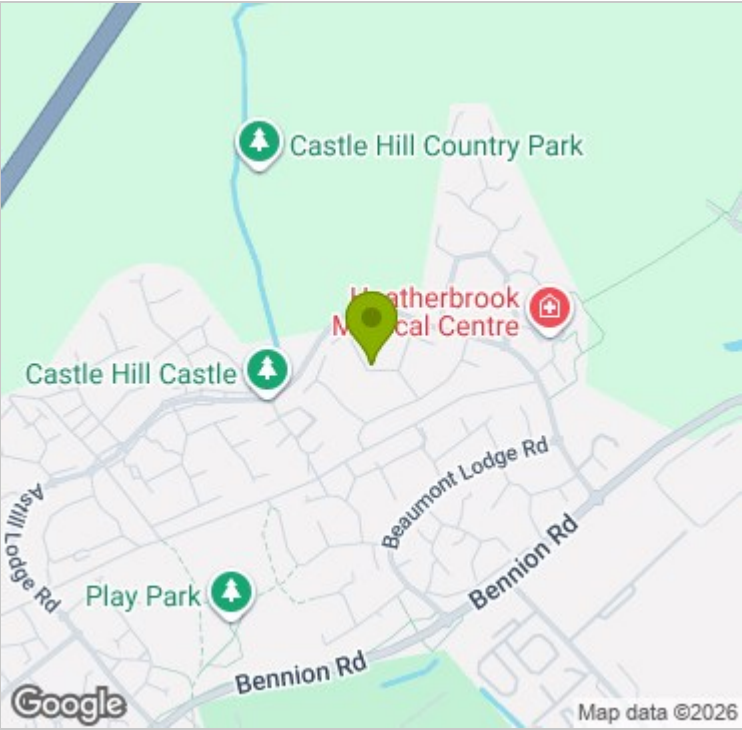


Viewing

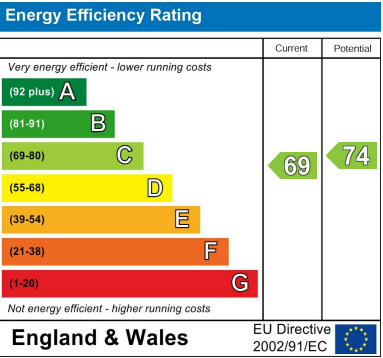
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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