Gorse Hill
Anstey









- GENEROUSLY SIZED REAR GARDEN
- CONSERVATORY
- GROUND FLOOR WC
- EYE-CATCHING REAR GARDEN
- GREAT LINKS TO MAJOR ROAD AND MOTORWAY
- DOUBLE BAY FRONTED PROPERTY
- OPEN PLAN KITCHEN/DINING/LOUNGE
- NO CHAIN
- OFF ROAD PARKING LEADING TO A GARAGE
- COUNCIL TAX BAND - C

Asking price £375,000

https://www.judgeestateagents.co.uk



NO CHAIN. Located upon the edge of this popular North Leicestershire village comes offered for sale this double bay fronted three bedroom detached house. A well presented home that as you enter consists from an Entrance Hall, Living Room, Kitchen/Dining/Lounge, WC, Conservatory, First Floor Landing, Three Bedrooms with an En-Suite to the main and a family Bathroom. To the front of the property there is off road parking that leads up to a Garage and to the rear there is an extensive and eye-catching generously sized garden. Please note the property is in need of some cosmetic work.

ENTRANCE HALL
With a radiator, window to the side aspect, stairs leading to the first floor landing and doors to:

LIVING ROOM
14' into bay x 10'11 (4.27m into bay x 3.33m)
Benefiting from a bay fronted window, radiator, power points, TV point and fire with feature surround.

KITCHEN/DINING/LOUNGE
21'2 - 20'5 x 13'9 (6.45m - 6.22m x 4.19m)
With a range of wall and base units having work surfaces, Belfast style sink with a mixer tap, space for a range oven, power points, windows to the side and rear aspect, radiator, door to the rear garden, conservatory door to the Conservatory and door to:

WC
Comprising a low level WC and a Wash hand basin.

CONSERVATORY
13'4 x 11'9 (4.06m x 3.58m)
Benefiting from windows to the rear and side aspects, power points and patio doors to the rear garden.

FIRST FLOOR LANDING
There are doors to:

MAIN BEDROOM
13'11 x 9'3 - 8' (4.24m x 2.82m - 2.44m)
Having a window to the rear aspect, radiator, power points, fitted wardrobe and door to:

EN-SUITE
Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Window to the side aspect and a Heated towel rail.

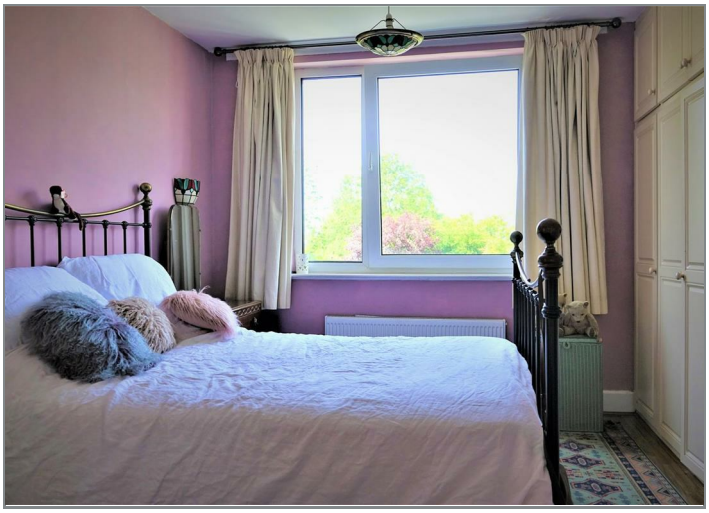
SECOND BEDROOM
14'6 x 11' (4.42m x 3.35m)
Benefiting from a bay fronted window, radiator and power points.

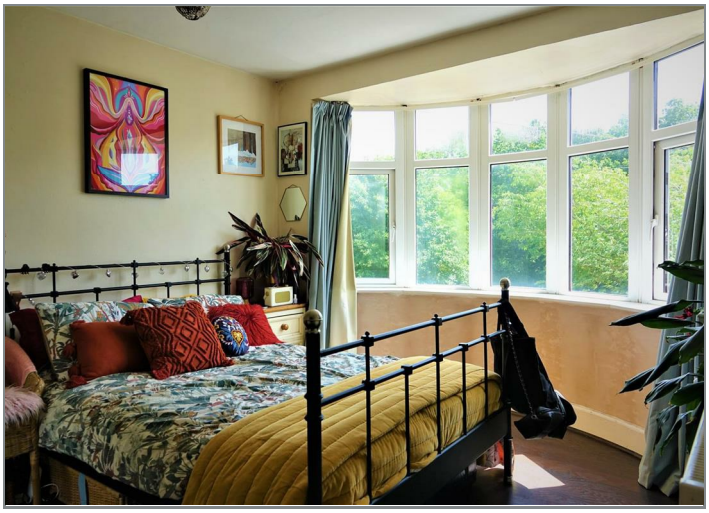
THIRD BEDROOM
9'5 x 7'9 (2.87m x 2.36m)
With a window to the rear aspect, power points and radiator.











BATHROOM
Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Window to the front aspect and a Heated towel rail.

REAR GARDEN
An eye-catching and mature garden with a patio that leads onto an extensive mainly laid to lawn garden with borders home to a variety of shrubs, plants and trees. There is also a pond as well.

PARKING
From the front there is off road parking that leads to:

GARAGE
Having an up and over door.

ANSTEY VILLAGE
Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

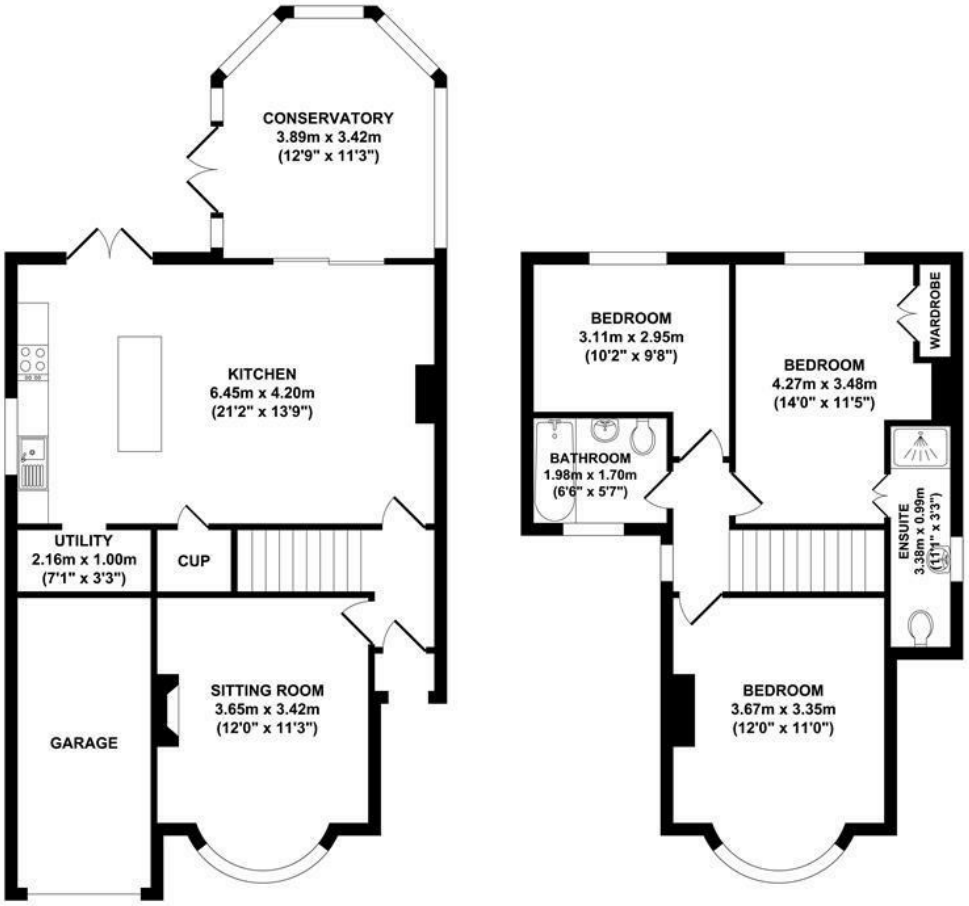
3) Watch our virtual viewing video

4)Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

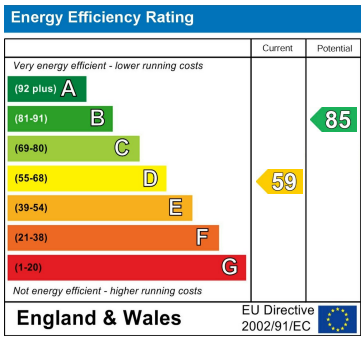


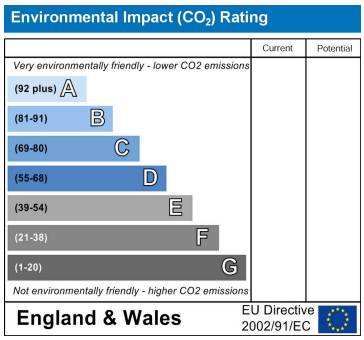
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GROUND FLOOR FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





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