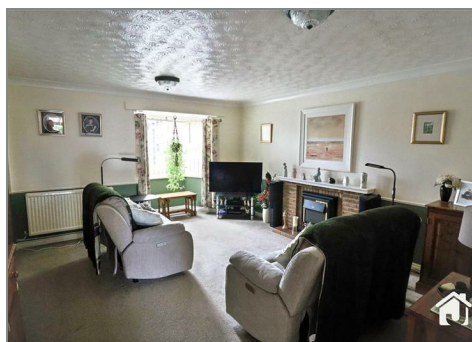




- FOUR BEDROOM DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- BEAUTIFUL GARDEN

- SPACIOUS LIVING ACCOMMODATION
- GROUND FLOOR WC
- COUNCIL TAX BAND - D

Asking price £375,000

<https://www.judgeestateagents.co.uk>



Judge Estate Agents are delighted to offer to the market this four bedroom detached family home. This lovely home is well positioned for access to Castle Hill Country Park with views to Bradgate Park. As you enter this impressive home to the Entrance Hall there is access to a WC, Living Room through to the Dining/Kitchen, Conservatory and Side Lean to Porch. To the First Floor Landing there is access to Four Bedrooms and a Shower room. Outside to the rear you will find a well established and cared for Garden and there is also Off Road Parking that leads to a Garage. A viewing comes highly advised to appreciate.

ENTRANCE HALL

There are stairs leading up to the first floor landing, fitted cupboard, radiator, power points, window to the side aspect and doors to:

WC

Comprising a low level WC, wash hand basin, window, heated towel rail and complimentary tiling.

LIVING ROOM

17'9 into bay x 13'6 (5.41m into bay x 4.11m)
Benefiting from a bay window, radiator, power points, feature fire surround and French doors that lead to:

DINING ROOM

12'2 x 8'8 (3.71m x 2.64m)

Having a window, radiator, power points, access to the Conservatory as well as the Dining Room area flowing through to:

KITCHEN

12'1 x 7'8 (3.68m x 2.34m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, window, power points, plumbing for a washing machine and door to:

SIDE LEAN TO PORCH

There are power points and a Barn style door to the rear garden.

CONSERVATORY

15'8 x 10'7 (4.78m x 3.23m)

Benefiting from windows to dual aspects, power points, radiator and patio doors to the Garden.

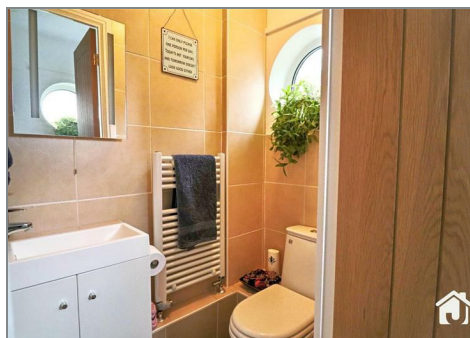
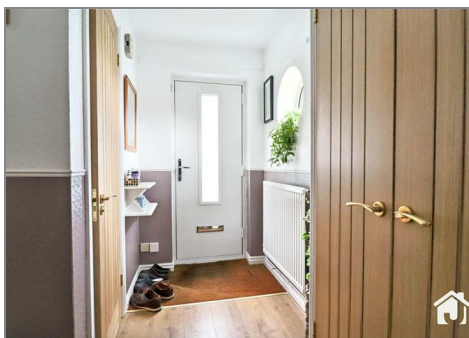
FIRST FLOOR LANDING

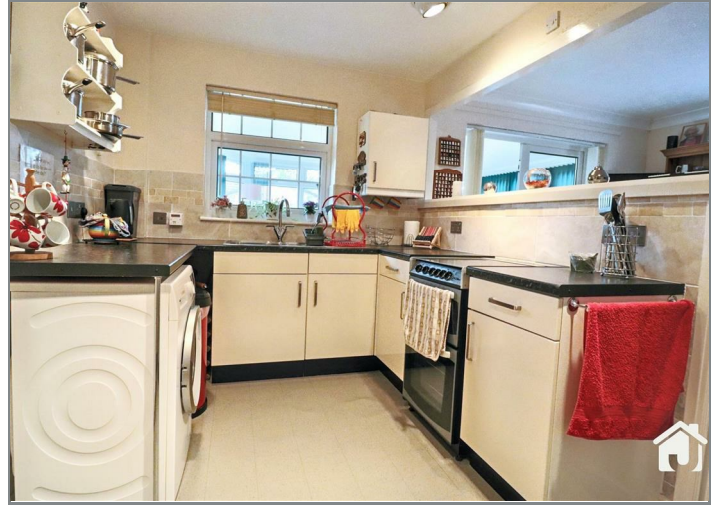
With a feature window, power point, loft access and doors that lead to:

BEDROOM

10'9 x 10'4 (3.28m x 3.15m)

Benefiting from a window, radiator, power points and fitted wardrobes.





BEDROOM

8'9 x 8'8 (2.67m x 2.64m)

Having a window, radiator, power points, fitted wardrobes and drawers.

BEDROOM

9'3 x 6' (2.82m x 1.83m)

With a window, radiator and power points.

BEDROOM

6'9 x 6'3 (2.06m x 1.91m)

Benefiting from a window, radiator and a built in cupboard.

BATHROOM

Comprising a low level WC, wash hand basin, walk in shower, Heated towel rail and a window.

GARDEN

An eye-catching and well kept garden that enjoys paved, gravelled and lawn areas with borders home to a number of shrubs, plants and trees. There is also a door that gives access to the Garage.

PARKING

There is off road parking that leads to:

GARAGE

With an up and over door and the facilities of both power and lighting.

ANSTEY HEIGHTS

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available

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.

MEASUREMENTS & FLOORPLANS

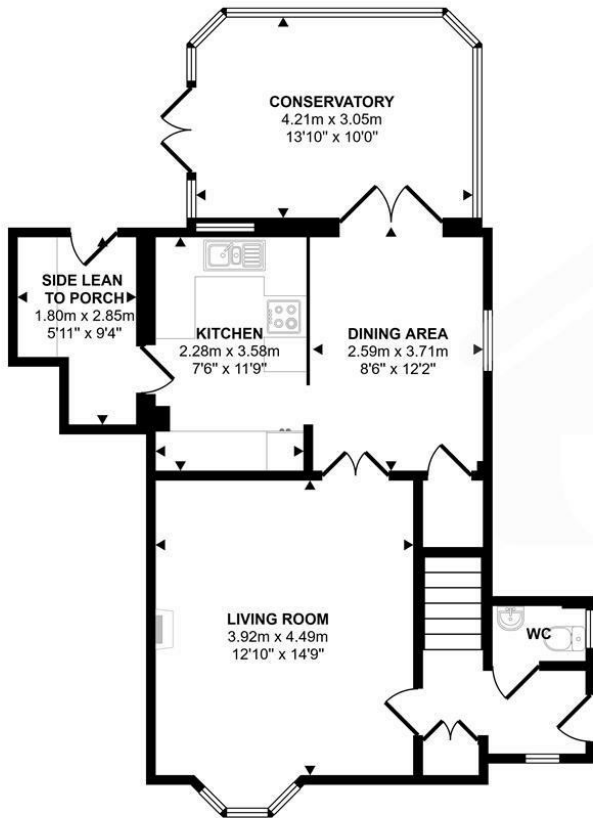
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

ANTI MONEY LAUNDERING

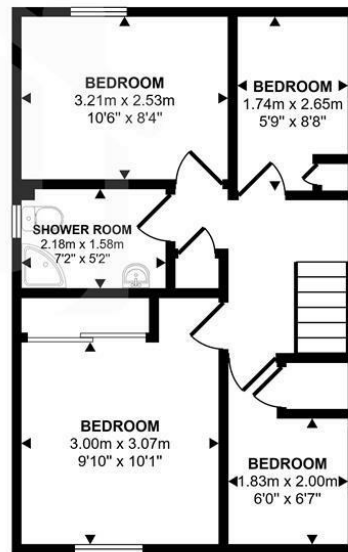
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of



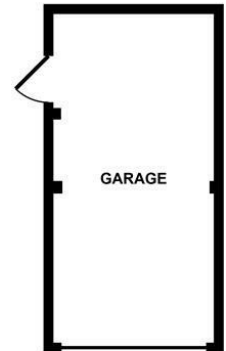
Approx Gross Internal Area
117 sq m / 1263 sq ft



Ground Floor
Approx 64 sq m / 690 sq ft



First Floor
Approx 41 sq m / 442 sq ft



Garage
Approx 12 sq m / 132 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

