



**122 CROPSTON  
ROAD, ANSTEY LE7 7BL**

**£449,950**

**FREEHOLD**

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OFFERING AN ARRAY OF FEATURES AND BEING GENEROUS IN SIZE COMES OFFERED TO THE PROPERTY MARKET THIS THREE BEDROOM DETACHED HOUSE ON A HIGHLY REGARDED AND SOUGHT AFTER PART OF ANSTEY VILLAGE. IN BRIEF THIS EYE-CATCHING HOUSE BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, KITCHEN, DINING ROOM, CONSERVATORY, SIDE PORCH WITH A WC, FIRST FLOOR LANDING, THREE DOUBLE BEDROOMS AND A FOUR PIECE BATHROOM. TO THE REAR THERE IS A WELL ESTABLISHED AND MAINTAINED GARDEN AND FROM THE FRONT THERE IS AMPLE OFF ROAD PARKING THAT LEADS TO A GARAGE. THE PROPERTY IS FAIRLY CLOSE TO THE NOOK WHICH IS THE VILLAGE CENTRE OFFERING A WIDE VARIETY OF SHOPS, EATERIES AND AMENITIES. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.



#### **ENTRANCE PORCH**

There windows to the side and front aspects and a door that leads to:

#### **ENTRANCE HALL**

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

#### **LIVING ROOM 15'2" (Into bay) x 11'0"**

Having a bay fronted window, radiator, power points, windows to the side aspect, TV point and feature fire surround.

#### **DINING ROOM 14'0" x 11'1"**

With windows to the side aspect, radiator, power points, feature surround and conservatory doors to:

#### **CONSERVATORY 12'7" x 11'8"**

Benefiting windows to the rear and both side aspects, power points and patio doors to the rear garden.

#### **KITCHEN 10'11" - 5'6" x 10'5" - 6'9"**

Having a range of wall and base units with work surfaces, sink with mixer tap, power points, radiator, windows to the rear and side aspects and door that leads to:

#### **SIDE PORCH**

There is a storage area with the boiler, door to the side aspect and door that leads to:

#### **WC**

Comprising a low level WC and window to the side aspect.

#### **FIRST FLOOR LANDING**

Having a feature window as you lead up the stairs to the side aspect and a porthole style window to the front aspect, power points and doors to:

#### **PRIMARY BEDROOM 13'0" x 11'1"**

Benefiting from windows to the front and side aspect, power points, radiator and fitted wardrobes.

#### **BEDROOM 12'1" x 10'11"**

Having windows to the rear and side aspect, power points, radiator and fitted wardrobes.

#### **BEDROOM 11'0" x 10'8"**

Benefiting a window to the rear aspect, power points and radiator.

#### **BATHROOM**

Comprising a low level WC, Wash hand basin, Bath, Walk in shower, Complimentary tiling, radiator and a window to the side aspect.

#### **REAR GARDEN**

A lovely garden that enjoys a patio leading onto a mainly laid to lawn area having borders with a variety of shrubs and plants. There is also a brick built BBQ station.

#### **PARKING**

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

#### **GARAGE 16'8" x 8'2"**

Benefiting double doors with a window to the side aspect and the facilities of both power and lighting.

#### **ANSTHEY VILLAGE**

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, J22 & J23 whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast-food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woollen Hill) plus The Martin High School for Secondary Education.

#### **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

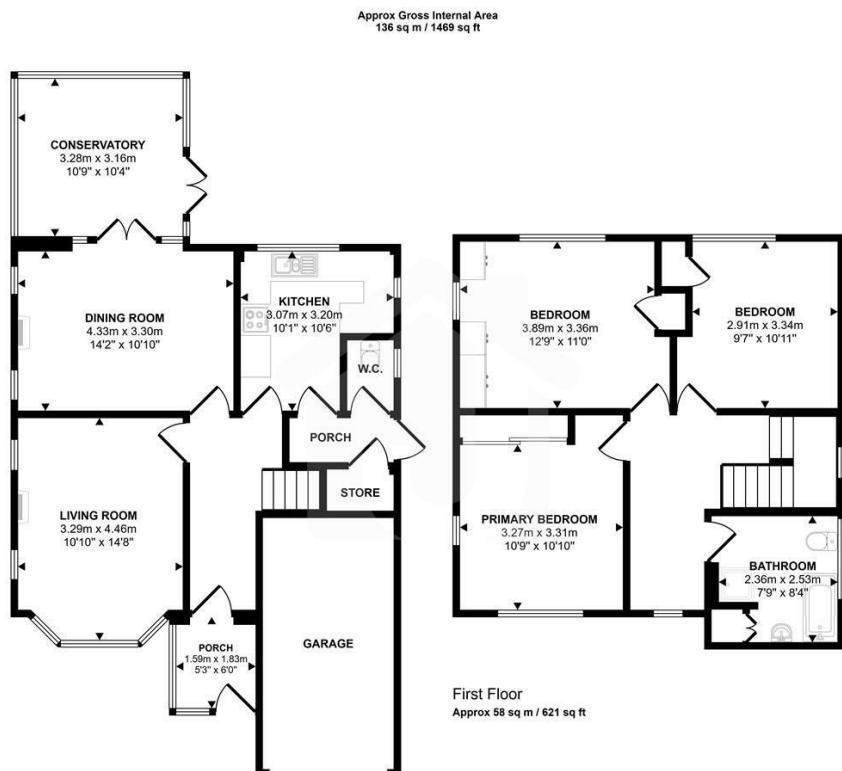
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### **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.



## LOCATION



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.

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## LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

## TERMS & CONDITIONS

### 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 address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

**1. Money laundering regulations:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3. The measurements** indicated are supplied for guidance only and as such must be considered incorrect.

**4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. These particulars** are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.