



MARWINS WALK

Anstey, Leicestershire. LE7 7UT

Aston & Co
Exclusive Homes

SUMMARY

Built to Bloor's popular Osterley design and being one of the larger properties on the development this superb 4 bedroom family home has been loaded with the builder's upgrades and massively improved by the current owner since purchase in 2018. Enjoying an imposing corner position with beautifully landscaped gardens, the property is offered to the market in show-home condition and briefly comprises: an impressive entrance hall with guest wc off, a spacious lounge, an office/study and a magnificent living dining kitchen. Upstairs off a central landing there are 4 well-proportioned double bedrooms, the master and bedroom 2 having en-suite shower rooms, and a family bathroom.

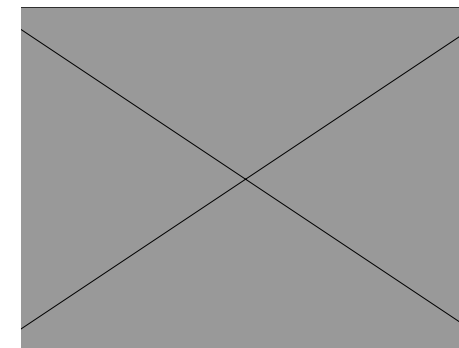
THE ACCOMMODATION

Benefiting from uPVC Double glazing, gas central heating and boasting an EPC rating of B this simply stunning 4 bedroom family home on the borders of Anstey and Cropston is presented to the market in show home condition. Built in 2018 by Bloors and loaded with the builders upgrades and also being much improved by the current owners.

Meticulously maintained and set back from the road behind a deep frontage, the house is entered through a composite front door into an impressive entrance hall. Having a tiled flooring, the hall, with a guest wc off provides access to the ground floor rooms and has a staircase rising to the first floor. Off to the left there is a spacious study/office which could equally be used as a play room or gaming room and has a window overlooking the front as well as a large square bay window overlooking the side garden.

The lounge, off to the right is a generously proportioned family sitting room with a window overlooking the front garden.

The living, dining kitchen is a magnificent family and entertaining space. The kitchen area, with a utility room off, has been fitted with a range of base and wall units, quartz worktops and









quartz worktops and a range of integrated appliances including a double oven, fridge freezer and dishwasher etc. A pair of French doors provides views of the garden and access onto the patio. The kitchen and dining areas are separated by a central island with additional cupboard space, an induction hob with extractor over and a breakfast bar. The dining area has ample space for a large family sized dining suite with a window overlooking the garden whilst the living area has space for sofas and a TV, and has a second set of French doors with views of the garden and access onto the patio.

Upstairs, off a spacious central landing there are 4 well-proportioned double bedrooms. The principle bedroom with space for a King-size bed has a window overlooking the front, a dressing area lined with fitted wardrobes and an ensuite shower room comprising a toilet, vanity unit with sink and a walk-in shower enclosure.

Bedroom 2 is another generous double room overlooking the side of the property with an en-suite comprising a wc, vanity unit with sink and a walk-in shower enclosure. There are 2 further double rooms with one overlooking the front, and one overlooking the side.

The tiled family bathroom comprising a wc, sink and bath completes the first floor accommodation.

OUTSIDE

The gardens are a stunning feature of the property. Enjoying a prominent corner position the impressive frontage sweeping round to the side has been mainly laid to lawn with well-stocked shrubbery borders, bounded by a low stone wall and having a tarmac drive providing standing for several cars, access to the brick built detached garage and pedestrian access to the rear garden.

The rear garden has been thoughtfully designed and professionally landscaped with easy maintenance in mind and provides an excellent outdoor entertaining area. A spacious

patio has been skilfully created using decorative paving with a magnificent outdoor kitchen and a water feature. A shaped lawn sweeps round to the side with floodlit raised flower borders and space for a hot tub.

THE AREA

Marwins Walk forms part of a small select development built by Bloors Homes in 2018 on the border of the 2 highly desirable villages of Cropston and Anstey.

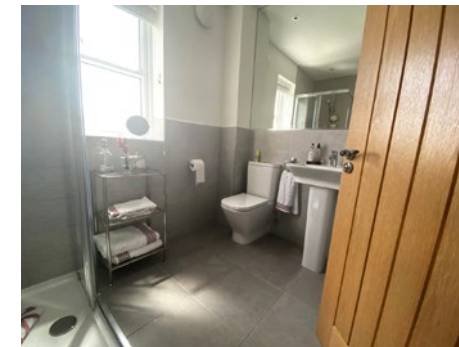
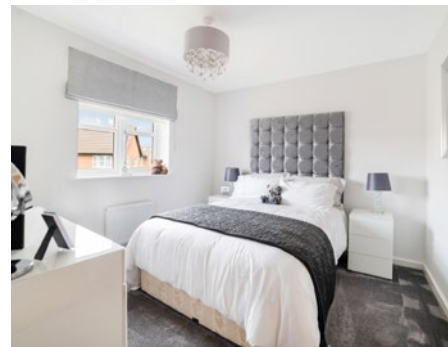
Anstey is a North West Leicestershire village in the Borough of Charnwood. Known by many as “The gateway to Charnwood Forest” and surrounded by some of the county’s most beautiful countryside and most charming and desirable villages. A settlement is thought to have existed on the site dating back to the 12th century.

Anstey used to be self sufficient with local farms providing food and milk and having a number of factories in both the boot and shoe, and hosiery industries. Most of the factories have made way for apartment blocks and the village has become very much a commuter village to Leicester.

A number of primary schools in the village feed into The Martin Secondary School named after one of the area’s most influential families thought to have lived locally until the end of the 19th century.

Bradgate Park lies approx. 3 miles North West of The village. A public park covering some 850 acres and once the family home of Lady Jane Grey who was known as “The nine day Queen”.

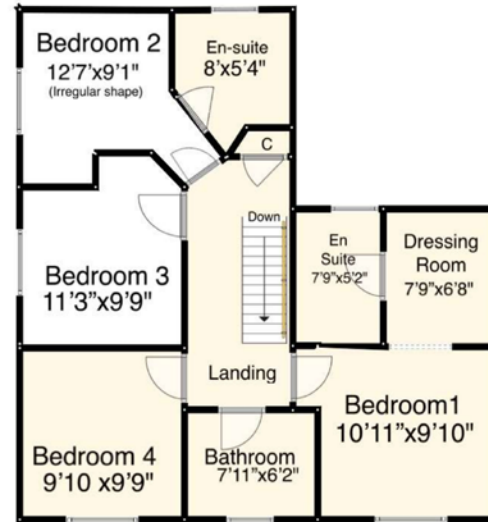
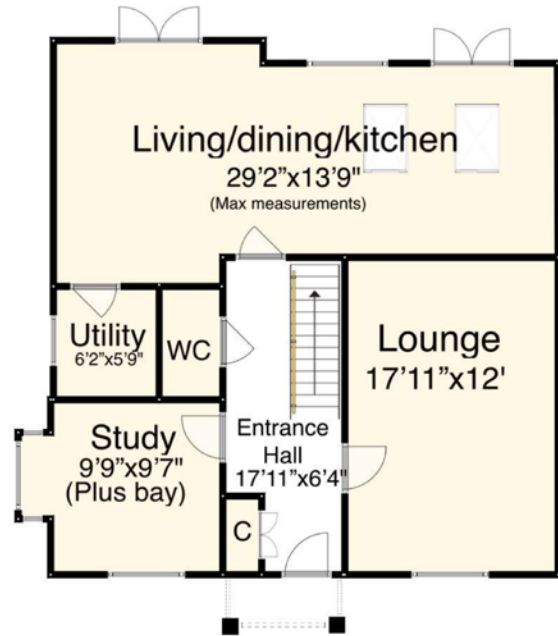
Anstey is very popular today with local buyers and those from further afield due in part to its fine mix of housing and its ease of access to Leicester, Nottingham, Melton and Loughborough and the nearby A46 and A563 allowing travel around the county and providing direct access to the motorway





Floorplans

For identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	85	
(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	

Useful Information

Tenure Freehold

Heating Gas Central Heating

Drainage Mains

Council Tax Band E

Local Authority Charnwood

EPC rating B

Available Broadband - standard - superfast .
Ultrafast See ofcom broadband checker



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