



- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING AND GARAGE
- EN-SUITE TO PRIMARY BEDROOM
- VERY WELL PRESENTED HOME

- DESIRABLE VILLAGE LOCATION
- GROUND FLOOR WC
- EYE-CATCHING GARDEN
- COUNCIL TAX BAND - C

Offers over £298,000



Located within a highly sought after part of this thriving North Leicestershire village comes offered for sale a modern, three bedroom semi-detached house. As you enter this very well presented home there is an Entrance Hall, Living Room, Kitchen, Utility, WC, First Floor Landing, Three Bedrooms, En-Suite to the Primary Bedroom and a Family Bathroom. There is an eye-catching well presented rear garden and from the front there is off road parking that leads alongside the property to a Garage. Judge Estate Agents recommend an internal viewing to fully appreciate.

ENTRANCE HALL

With a radiator, power point, stairs leading to the first floor landing and a door to:

LIVING ROOM

14'5 x 11'11 - 10'11 (4.39m x 3.63m - 3.33m)

Benefiting from a window to the front aspect, radiator, power points and a door to:

KITCHEN/BREAKFAST

12'2 x 11'11 (3.71m x 3.63m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor, dishwasher, fridge/freezer, patio doors to the rear aspect, power points and access through to:

UTILITY AREA

Having plumbing for a washing machine, power points and door to:

WC

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

FIRST FLOOR LANDING

With power point, loft access and doors to:

MAIN BEDROOM

9'7 x 8'11 (2.92m x 2.72m)

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and door to:

EN-SUITE

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

SECOND BEDROOM

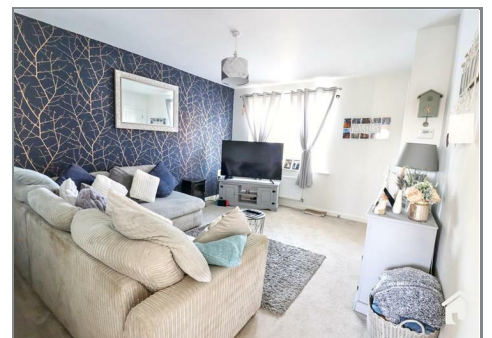
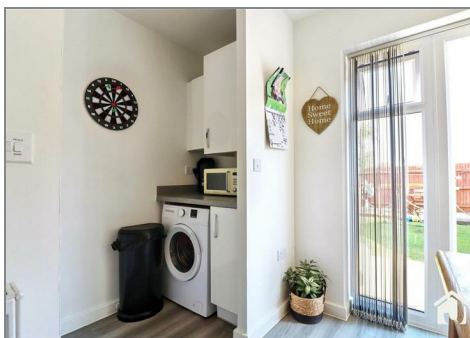
10'2 x 8'9 (3.10m x 2.67m)

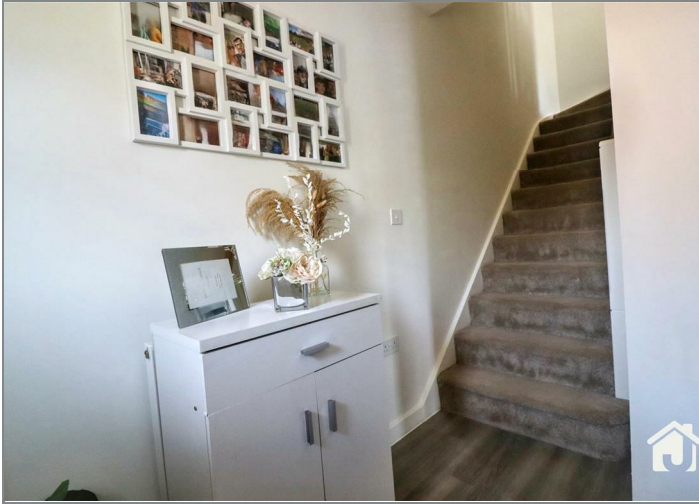
With a window to the front aspect, radiator, power points and TV point.

THIRD BEDROOM

7' x 6'5 (2.13m x 1.96m)

Having a window to the front aspect, radiator, power points and an airing cupboard.





BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Window to the side aspect and a Heated towel rail.

REAR GARDEN

A lovely garden which comprises of a patio that then leads onto a mainly laid to lawn garden with a decked seating area to the very rear.

PARKING

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

GARAGE

Benefiting from 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)

Woollen 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

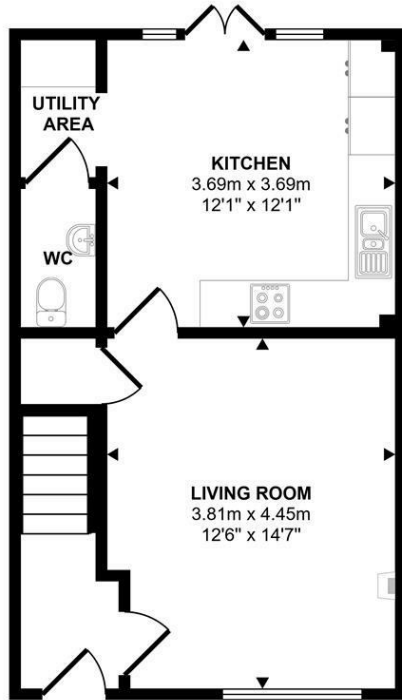
We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

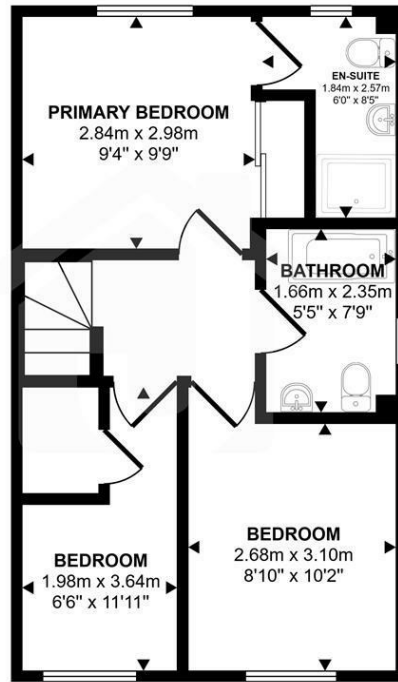
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.



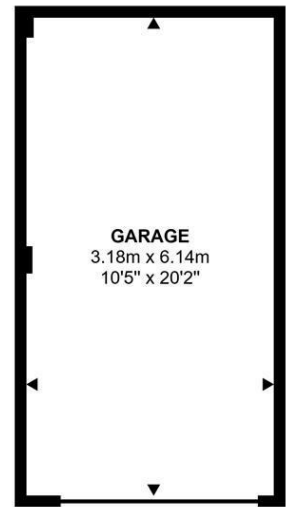
Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 40 sq m / 432 sq ft



Garage
Approx 20 sq m / 210 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		96
(81-91) B	84	
(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