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Choyce Close
Anstey

- Substantial five bedroom executive home
- Modern sleek kitchen/breakfast room
- Elegant wooden staircase and galleried landing
- Four separate downstairs reception rooms and study
- Main bedroom with walk-in wardrobe and en suite
- Additional bedroom with private en suite
- Private wraparound gardens with seating terraces
- Detached double garage and large driveway
- EPC Rating B / Council Tax Band G / Freehold

This substantial detached residence offers an impressive 3,499 square feet of living space, positioned on a quiet corner plot within a peaceful cul-de-sac. It combines generous proportions with a practical layout, making it well-suited for day-to-day living as well as hosting larger gatherings.

A stunning feature greets you upon entering; an elegant wooden staircase creates a striking focal point, flowing seamlessly to the first floor and complemented by impressive open views from the galleried landing and balcony above.

Inside, the ground floor features a central hallway leading to an elegant lounge, a separate family room, a dedicated study, and a formal dining room. The hub of the home is a large open-plan kitchen/breakfast room, supported by a separate utility room. Upstairs, five double bedrooms are arranged around a galleried landing, highlighted by a main suite with a walk-in wardrobe and en suite bathroom, alongside a second en- suite bedroom and a central family bathroom.

Externally, the property enjoys wraparound gardens that provide ideal outdoor seating and entertaining space, with lockable wrought iron side gates adding security. A detached double garage and multi-vehicle driveway further enhance the practicality of the home. Situated in the village of Anstey, the property is within easy reach of local schools, shops, and transport links, while maintaining a quiet, tucked-away position.













Accommodation:

Extending to approximately 3,499 square feet, this exceptional detached luxury residence has been thoughtfully designed with generous proportions throughout, creating a superb home perfectly suited for modern family life and entertaining alike.

Upon entering, you are welcomed by a spacious central hallway which provides access to a selection of beautifully presented reception rooms. The elegant lounge offers a bright and sophisticated living space featuring two sets of French doors leading to the garden, while the separate family room creates a more relaxed setting ideal for everyday living. A dedicated study provides the perfect home office or reading room. At the heart of the home is the outstanding open-plan kitchen/breakfast room, featuring extensive space for cooking, dining, and socialising. The addition of French doors creates a seamless connection between indoor and outdoor living. The adjoining utility room adds practicality and additional storage, while a separate formal dining room offers the ideal setting for entertaining guests and family occasions. A convenient downstairs WC and impressive built-in understairs storage complete the ground floor.

The first floor continues to impress with five generously sized double bedrooms arranged around a striking galleried landing. The main suite benefits from its own walk-in wardrobe and luxurious en suite bathroom, creating a true retreat. A second bedroom also enjoys en suite facilities, while the remaining bedrooms are served by a stylish family bathroom finished to an excellent standard.

Gardens and land:

Externally, the property enjoys a commanding corner plot position within a peaceful cul-de-sac setting, providing excellent privacy and kerb appeal. The surrounding gardens provide ideal areas for outdoor entertaining and family enjoyment, with lockable wrought iron side gates adding security. A detached double garage offers ample parking and storage, complemented by additional driveway space.

Location:

Set within the highly sought-after Choyce Close in Anstey, this property occupies a prime corner position within a quiet cul-de-sac, offering an impressive blend of space, privacy, and executive family living. Located in this desirable village, the property benefits from excellent local amenities, reputable schooling, and convenient transport links, while still retaining a quiet and exclusive residential feel. This is a rare opportunity to acquire a substantial executive home in one of the area's most desirable locations.

Anstey benefits from excellent transport links, with easy access to the A46, A50, M1 and M69 motorways, providing convenient connections to Leicester, Nottingham and the wider region.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band G.









Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

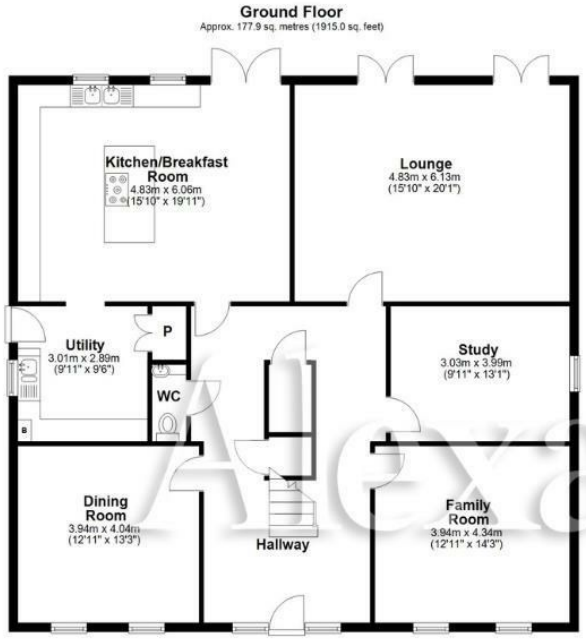
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

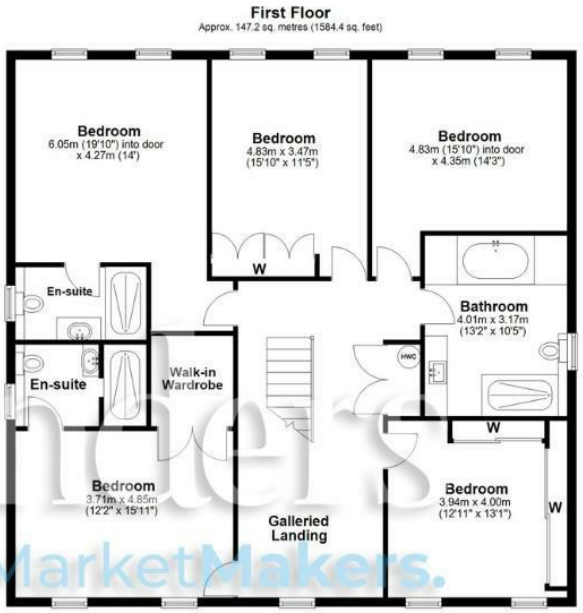
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

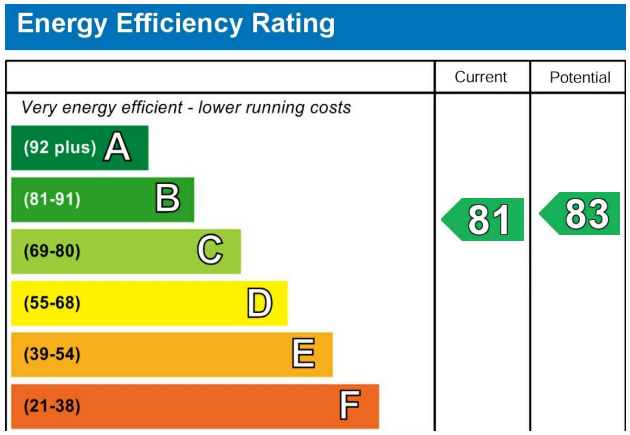






Total area: approx. 325.1 sq. metres (3499.4 sq. feet)

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