



Link Road, Anstey, Leicester

Creightons Estate Agents are delighted to present this traditional three-bedroom semi-detached home, offering a well-maintained exterior and a charming blend of character and practicality. The property boasts strong kerb appeal, enhanced by its driveway, garage door, carport area and distinctive window features. A bay window to the front and a unique circular feature window on the first floor add architectural interest and plenty of natural light. Situated in the ever-popular village of Anstey, this much-loved home is ready and waiting for its new owners.

KEY FEATURES

- Three bedroom semi-detached home
- Open plan living dining
- Primary bedroom with fitted storage
- Conservatory/ garden room
- Immaculately presented south facing garden
- Extensive sized carport and garage
- New roof less than 2 years old
- Immediate viewing highly desirable

LOCATION

Situated in the picturesque village of Anstey, the property benefits from excellent local amenities, including popular pubs, restaurants, and shops, all within walking distance. The village's strategic location offers quick access to nearby Loughborough and Leicester, as well as the M1 motorway at Markfield, ensuring excellent connectivity. Noteworthy local attractions include Swithland Reservoir and Bradgate Park, renowned for their natural beauty and outdoor leisure opportunities.







GROUND FLOOR

The property is entered via a glass porch, offering a practical space for coats and shoes, before leading into a light and welcoming hallway. From here, you'll find access to the first floor via the staircase ahead, the spacious open-plan living/dining room to the right, the kitchen to the rear, and useful understairs storage.

The generous living area features coving, a fireplace and a large front window that fills the room with natural light. Double bi-fold doors connect this space to the rear dining area, allowing it to function as an open-plan layout or be closed off for separate use. The dining area also includes coving and patio doors that open into the conservatory/garden room. This bright and airy additional reception space enjoys lovely views over the beautifully manicured rear garden, with a tiled floor that makes indoor-outdoor entertaining effortless.

The kitchen, positioned at the rear of the home, benefits from a window overlooking the garden and a ceiling skylight that enhances the natural light. It offers a range of white gloss base and wall units with complementary butcher-block worktops, tiled flooring and splashbacks, space for appliances, and convenient side access to the garage and covered carport.

FIRST FLOOR

The first-floor landing, with a window to the side elevation, provides access to three bedrooms and the family bathroom. The primary bedroom is a spacious double positioned at the front of the home, featuring a window to the front elevation and extensive fitted storage. Bedroom two is also a generous double, benefiting from fitted storage and a large window, while bedroom three is a well-proportioned single with dual-aspect windows, making it ideal for a child's room, guest space or home office.

The family bathroom is clean and practical, fitted with floor-to-ceiling tiles and hard flooring, and includes a WC, wash hand basin and a bath with shower over and screen.

OUTSIDE

The property enjoys instant kerb appeal, with a smart block-paved driveway leading to the carport, complete with a roller-shutter door that continues through to the garage, allowing a vehicle to be driven all the way down with ease. Complemented by a neat frontage filled with a variety of shrubs and plants. To the rear, the south-facing garden is fully enclosed and enjoys a high degree of privacy, being barely overlooked. This beautifully maintained outdoor space features a block-paved patio, manicured lawn and tidy borders planted with an attractive range of shrubs and greenery, an ideal setting for entertaining or simply relaxing in the sunshine.





Link Road, Anstey, Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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