Shepherd & White

ESTATE & LETTING AGENTS

THE

JOURNEY HOME

ROBERTS GATE

ANSTEY, LEICESTERSHIRE



A modern home. A village lifestyle.
Room to grow.

- 3 Bedrooms
- En-suite & Family Bathroom
- Stylish Kitchen Diner
- Utility & Ground Floor WC
- Enclosed Rear Garden
- Driveway Parking

A beautifully presented Bloor-built home in a sought-after Anstey location.

Shepherd & White

ESTATE & LETTING AGENTS

THE

JOURNEY HOME

A WELCOMING LIVING SPACE

COMFORT • STYLE • SPACE

A comfortable lounge to unwind in, beautifully presented and filled with natural light.





Comfortable Lounge | Light & Bright | Versatile Family Space | Ideal for Home Working

Shepherd & White
ESTATE & LETTING AGENTS

THE
JOURNEY HOME

THE KITCHEN DINER

STYLE • PRACTICALITY • SPACE

A stylish and well-appointed kitchen, perfect for everyday living and entertaining.



- Contemporary Fitted Kitchen
- Integrated Oven & Hob
- Integrated Fridge Freezer
- Sink with Mixer Tap
- Windows & Patio Doors to the Rear
- Garden Access

A bright, modern space that brings family and friends together.

Shepherd & White

ESTATE & LETTING AGENTS

THE JOURNEY HOME

THE PRINCIPAL BEDROOM

WITH EN-SUITE

A peaceful and stylish retreat with the added luxury of a private en-suite.



Spacious Double Bedroom

Built-in Wardrobes

En-suite Shower Room

Natural Light

A Calm & Relaxing Space

A comfortable and private space to begin and end each day.

Shepherd & White

ESTATE & LETTING AGENTS

THE JOURNEY HOME

THE REAR GARDEN

OUTDOOR LIVING

A private and enclosed garden, ideal for relaxing, entertaining and family time.



Paved Patio Seating Area

Lawned Garden

Fully Enclosed

Ideal for Entertaining

Space for Family Life

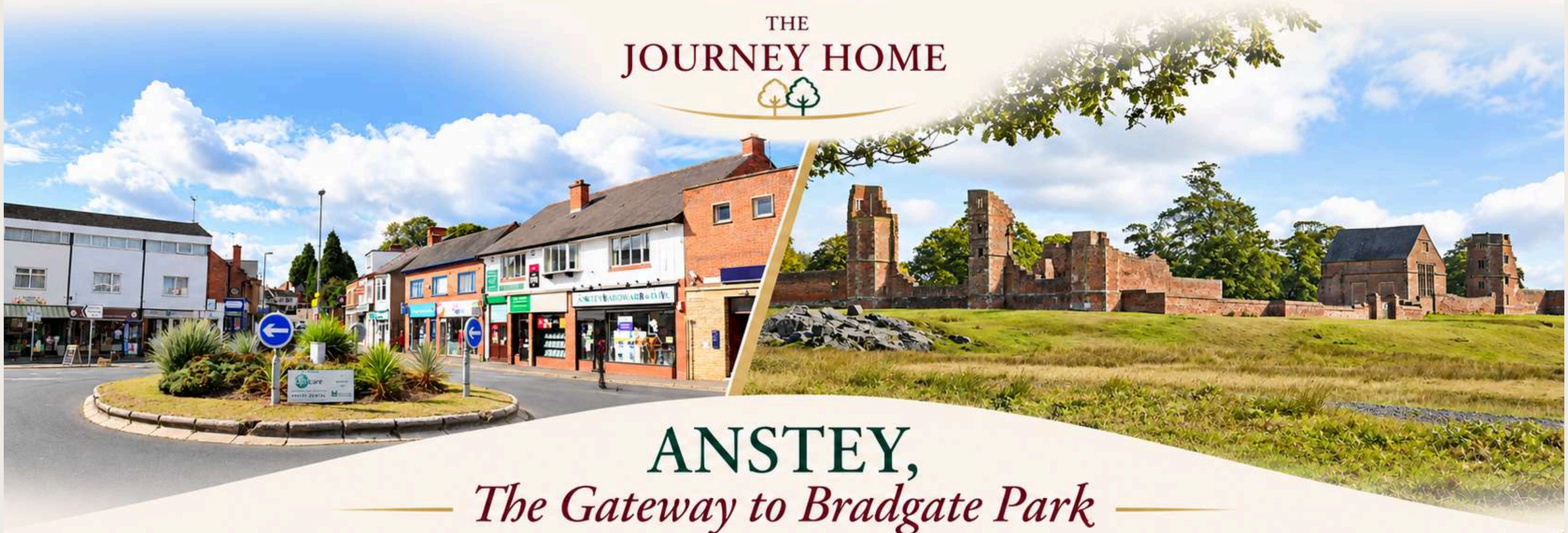
A lovely outdoor space to enjoy throughout the seasons.

Shepherd & White

ESTATE & LETTING AGENTS

THE

JOURNEY HOME



ANSTEY,

The Gateway to Bradgate Park

Village Shops & Everyday Amenities

Welcoming Pubs & Eateries

Beautiful Walks at Bradgate Park

Excellent Commuter Links (A46, M1 & M69)

Village living with countryside on your doorstep.

ENTRANCE HALL

Stairs rise to the first-floor landing, which has a radiator and power point, with doors leading to the first-floor accommodation.

LOUNGE

14′ 2″ x 12′ 0″ (4.34m x 3.68m)

A welcoming reception space with a window to the front aspect, allowing natural light to fill the room. There is a radiator, power points and a useful understairs cupboard providing additional storage, with a door leading through to the next area of the home.

DINING KITCHEN

12′ 2″ x 11′ 10″ (3.71m x 3.61m)

A stylish and well-appointed kitchen, featuring a range of contemporary wall and base units complemented by generous work surfaces. The kitchen is fitted with a sink and mixer tap, integrated oven and hob with extractor, and an integrated fridge freezer. Windows and patio doors to the rear aspect allow plenty of natural light while providing lovely views and direct access to the garden, creating an inviting space for everyday living and entertaining. There is also access to:

UTILITY

5′ 9″ x 2′ 10″ (1.76m x 0.87m)

A practical and useful utility area, fitted with additional wall and base units providing valuable storage and workspace. There is plumbing for a washing machine, a power point and a door leading through to:

CLOAKROOM

A conveniently positioned cloakroom, fitted with a low-level WC and wash hand basin, providing useful facilities for family and visiting guests.

BEDROOM

9' 3" x 8' 9" (2.82m x 2.68m)

A well-proportioned and inviting bedroom, enjoying a window to the rear aspect which allows natural light to flow into the room. Further features include a radiator, power points and fitted wardrobes, providing excellent built-in storage, with a door leading to:

EN SUITE

A contemporary en-suite shower room, fitted with a low-level WC, wash hand basin and walk-in shower. There is a radiator while the rear-facing window provides natural light and ventilation.

BEDROOM

9' 8" x 8' 6" (2.96m x 2.60m)

A bright and well-proportioned room, featuring a front-facing window allowing natural light to flow in, together with a radiator and power points.

BEDROOM

6' 7" x 6' 5" (2.03 plus door recessm x 1.96m)

A well-proportioned room with a front-facing window providing plenty of natural light. Further features include a radiator, power points and a useful airing cupboard providing additional household storage.

BATHROOM

A modern family bathroom, fitted with a low-level WC, wash hand basin and bath, complemented by attractive wall tiling. A heated towel rail adds comfort, while a side-facing window provides natural light and ventilation.

REAR GARDEN

The rear garden is mainly laid to lawn, offering a blank canvas for the new owners to landscape and create an outdoor space to suit their own tastes and lifestyle.

DRIVEWAY TO THE FRONT

The property enjoys a block-paved frontage providing generous off-road parking, with a pathway leading to the front entrance. The attractive red brick exterior, complemented by a pitched tiled roof and enclosed frontage, creates a smart and welcoming first

Charnwood Borough Council C EPC B Surface Water/River & Sea Very Low Risk

shepherd & white

THE JOURNEY HOME

Roberts Gate, Anstey

A contemporary three-bedroom home | Built by Bloor Homes in 2018

A STYLISH MODERN HOME IN A SOUGHT-AFTER VILLAGE.

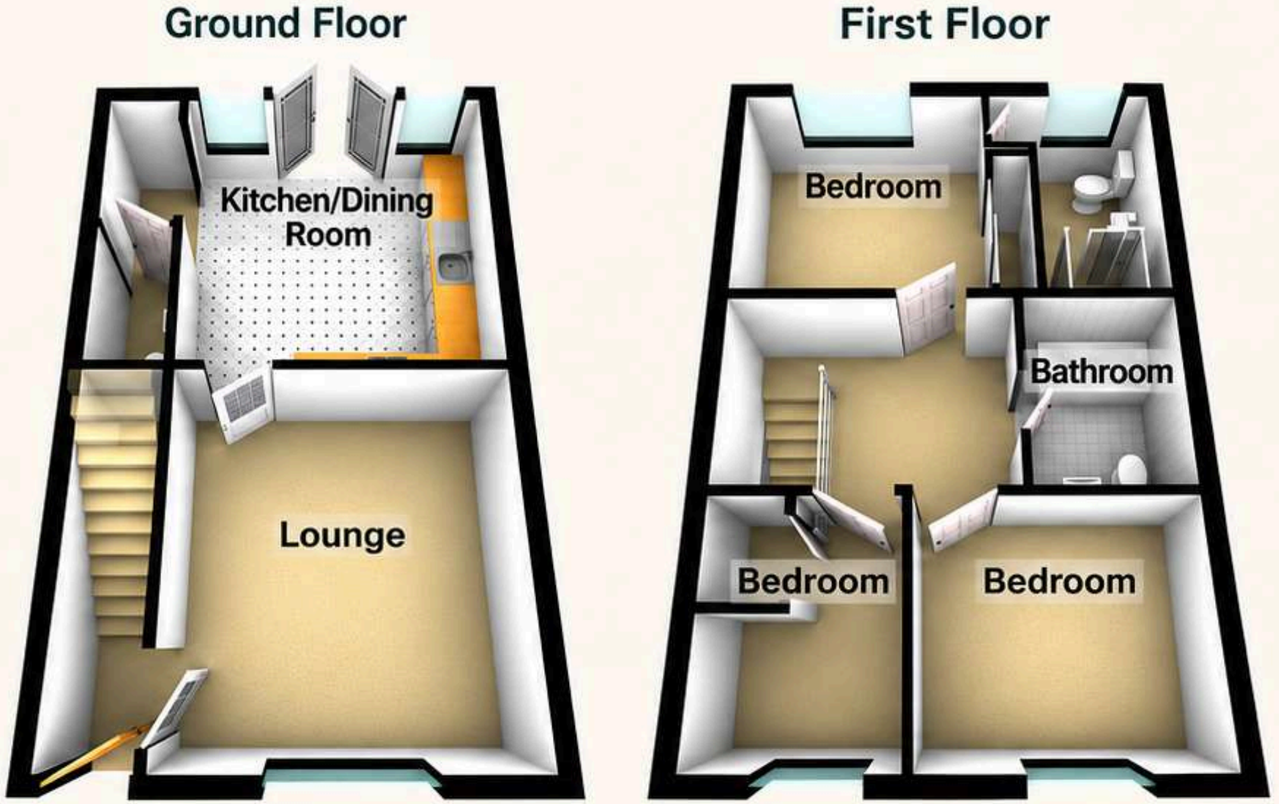
A beautifully presented three-bedroom semi-detached home, built by Bloor Homes in 2018 and ideally positioned on a popular development in the sought-after village of Anstey. Offering contemporary living with a stylish kitchen diner, en-suite principal bedroom, useful utility area and ground floor WC, this is an ideal home for first-time buyers or growing families, with Bradgate Park and attractive countryside close by.

THREE BEDROOMS

STYLISH LOUNGE

KITCHEN/ DINER

SUNNY REAR GARDEN



Early viewing is highly recommended.

shepherd & white

Your local, independent estate and letting experts

One Home. One Agent. Better Representation.

NOTES – MEASUREMENTS

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as a approxinaate guide for applicants ont fully conversent with the metric system. Room measurements are included as a guide to room ster and are not intended to be used when ordering carpets of flooring.

PHOTOGRAPHS

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

TENURE

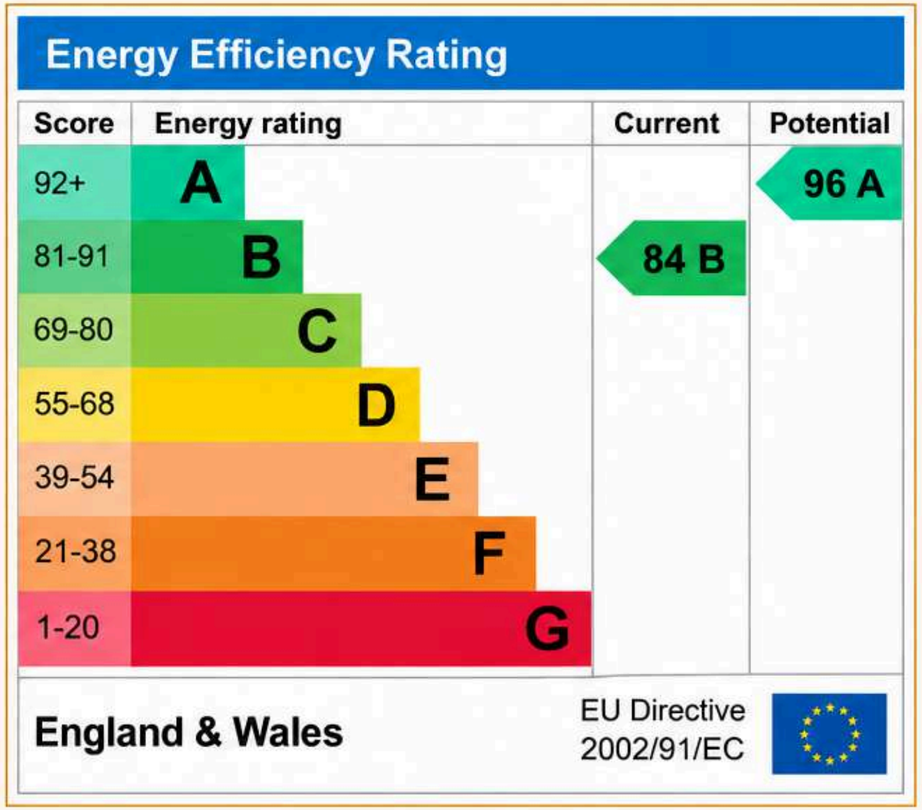
Freehold – Shepherd & White recommends that purchasers satisfy themeslves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

CONSUMER PROTECTION LEGISLATION

These adas details have neen written to conform to Consumer Protection Legislation.

ANTI-MONEY LAUNDERING

In taccordane with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can procsets. This will include the provision of valid photograpire identlicatiors and proof of addrces, togethet with information confciming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.



SALES & VALUATIONS
01163 666326

EMAIL
sales@shepherdandwhite.co.uk

WEBSITE
www.shepherdandwhite.co.uk

PROUDLY SERVING

LEICESTER
01163 666326

COALVILLE

ASHBY-DE-LA-ZOUCH
01530 231859

CHARNWOOD FOREST VILLAGES

Proudly serving Leicestershire

shepherd & white

Your local, independent estate and letting experts

One Home. One Agent. Better Representation.

At Shepherd & White, we believe a better experience leads to better results. With over 40 years of combined experience, we offer a bespoke, one-to-one service tailored to you.

ONE POINT OF CONTACT

You'll deal directly with Kevan for sales or Marie for lettings from start to finish.

BESPOKE SERVICE

We take the time to understand your needs and tailor our advice, marketing and strategy to achieve the best outcome.

PREMIUM MARKETING

Professional photography, 3D floorplans, lifestyle brochures and targeted social media marketing to showcase your property.

EXPERT LOCAL KNOWLEDGE

Unrivalled knowledge of Leicester, Coalville, Ashby-de-la-Zouch and the Charnwood Forest villages.

PERSONAL & PROFESSIONAL

We're independent, owner-managed and proud to offer a personal service that larger agencies simply can't match.

40+ YEARS
COMBINED EXPERIENCE

Trusted, respected and recommended.

Our long-standing reputation is built on honesty, integrity and achieving the best results for our clients.

PROUDLY SERVING

LEICESTER
01163 666326

COALVILLE

ASHBY-DE-LA-ZOUCH
01530 231859

CHARNWOOD FOREST VILLAGES

SALES & VALUATIONS
01163 666326

EMAIL
sales@shepherdandwhite.co.uk

WEBSITE
www.shepherdandwhite.co.uk

Proudly serving Leicestershire