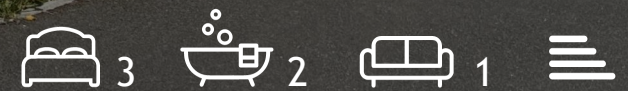




23 Storer Road
Anstey, LE7 7YH

£270,000



23 Storer Road

Anstey, Leicester, LE7 7YH

A well presented modern 3 bedroom semi-detached house built by Messrs Keepmoat Homes in 2021. The property benefits from full gas central heating, UPVC double glazing, cavity wall insulation and is appointed to a high standard throughout. The accommodation comprises hall, cloaks/wc, lounge, kitchen-diner with oven/hob. Upstairs, 3 bedrooms, en-suite shower room, family bathroom with shower over bath. Gardens to side & rear, 2 side by side parking spaces and views over spinney to front of property. Early viewing highly recommended! Freehold. Council tax band C

Entrance Hall

Entrance door, fitted carpet, radiator, stairs to first floor.

Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc, radiator.

Lounge

14'9" x 11'8" (4.50m x 3.58m)

UPVC double glazed French Doors to rear, fitted carpet, radiator.

Kitchen-Diner

12'1" x 11'7" (3.70m x 3.55m)

UPVC double glazed window to front. Fitted with a modern range of base, drawer & eye level units, works surfaces, one-and-a-half bowl stainless steel sink unit with mixer taps, built-in electric oven, gas hob. Space and provision for usual appliances. Vinyl flooring, radiator and understairs store.

First Floor Landing

Fitted carpet, access to loft

Bedroom One

12'0" x 10'7" (3.68m x 3.25m)

UPVC double glazed window, fitted carpet, radiator, recessed cupboard.

En-suite Shower Room

UPVC double glazed opaque window, radiator, extractor fan, fully tiled shower cubicle, pedestal wash hand basin, wc.

Bedroom Two

10'7" x 8'4" (3.23m x 2.56m)

UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Three

7'3" x 5'10" (2.21m x 1.80m)

UPVC double glazed window to rear, fitted carpet, radiator.

Bathroom

8'5" x 5'5" (2.57m x 1.66m)

UPVC double glazed opaque window, radiator, mainly tiled walls, extractor fan, panelled bath, pedestal wash hand basin, wc.

Outside

The front of the property offers parking for 2 cars side by side.

The private rear garden has patio, lawn and fully fenced boundaries.

Anstey

Anstey is a rapidly growing and popular village with a population of approx 7,000. There are two well regarded primary schools and Martin High School which is a secondary academy for 11-16 year olds. There are three pubs, a Conservative Club, three churches and a range of shopping facilities centered around The Nook with cafes and delis. Anstey is known as the Gateway to Charnwood Forest and is within easy reach of the ever popular Bradgate Park & Swithland Woods. There is easy access to M1, A46 & A50 main routes. Anstey has historical links with Ned Ludd and a number of the old shoe factories have been converted to apartments. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

Local Authority & Council Tax Info (Charnwood))

This property falls within Charnwood Borough Council (www.charnwood.gov.uk) It has a Council Tax Band of C which means a charge of £2,182.95 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

We understand there is a charge of around £350 per annum for the upkeep of communal areas on the development.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

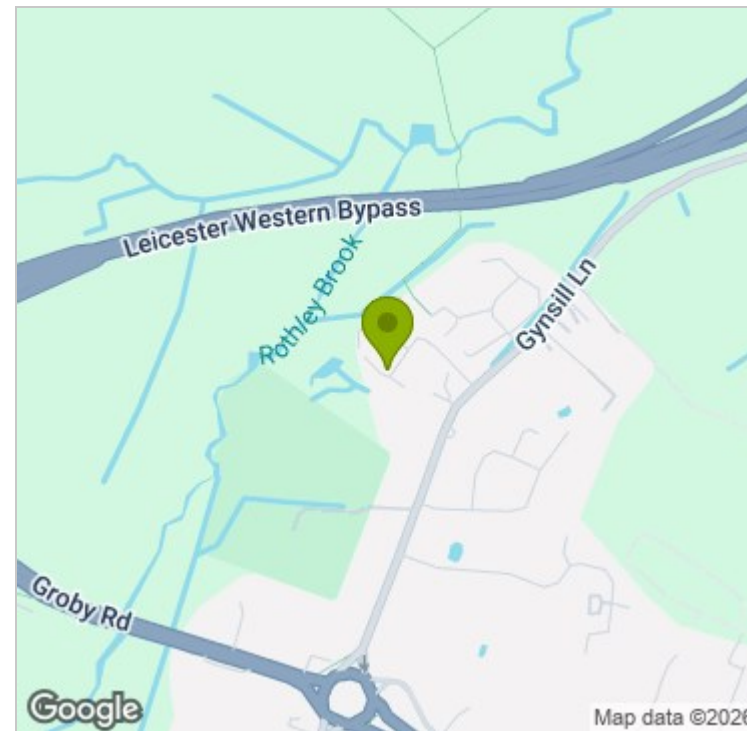


Viewing

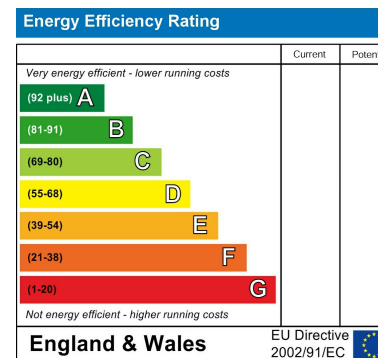
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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