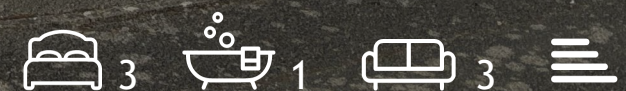




9 Plover Crescent
Anstey Heights, LE4 1EB
£300,000



9 Plover Crescent

Anstey Heights, Leicester, LE4 1EB

A well maintained extended 3 bedroom detached home situated in popular residential cul-de-sac location close to an excellent range of shops, schools, recreational facilities and close to major road links. The property benefits from full gas central heating with a 3 year old boiler, UPVC double glazing replaced in 2019, pvc fascias & cladding & cavity wall insulation. The accommodation comprises of porch, hall, lounge, dining room, conservatory, breakfast-kitchen, integral garage. Landing, 3 bedrooms and bathroom. Corner plot with driveway & private gardens to rear. Freehold. Council tax band C

Porch

UPVC double glazed entrance door.

Entrance Hall

Glazed inner door, fitted carpet, radiator, stairs to first floor.

Lounge

13'5" x 12'9" (4.10 x 3.90)

UPVC double glazed window to front, radiator, gas fire set in fireplace, coving to ceiling.

Dining Room

11'1" x 8'0" (3.40 x 2.46)

UPVC French doors to conservatory, laminate flooring, radiator.

Kitchen-Diner

17'2" x 11'3" (5.25 x 3.43)

UPVC double glazed single door to side, two UPVC double glazed windows to rear, tiled flooring. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, composite sink unit with mixer tap. Pantry store housing wall mounted Worcester combination boiler.

Conservatory

12'11" x 9'0" (3.95 x 2.75)

UPVC double glazed conservatory with brick base, glazed apex roof, French doors to garden.

First Floor Landing

UPVC double glazed window to side, access to loft, airing cupboard.

Bedroom One

13'9" x 13'5" (4.20 x 4.10)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

9'3" x 7'10" (2.84 x 2.41)

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

Bedroom Three

8'0" x 6'8" (2.44 x 2.05)

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

Bathroom

6'1" x 5'9" (1.87 x 1.76)

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

Outside

5.27 x 2.72

The front of the property has open plan corner gardens, driveway for one car, leading to single attached garage (17'3 x 8'11) with up & over door, light & power, UPVC window.

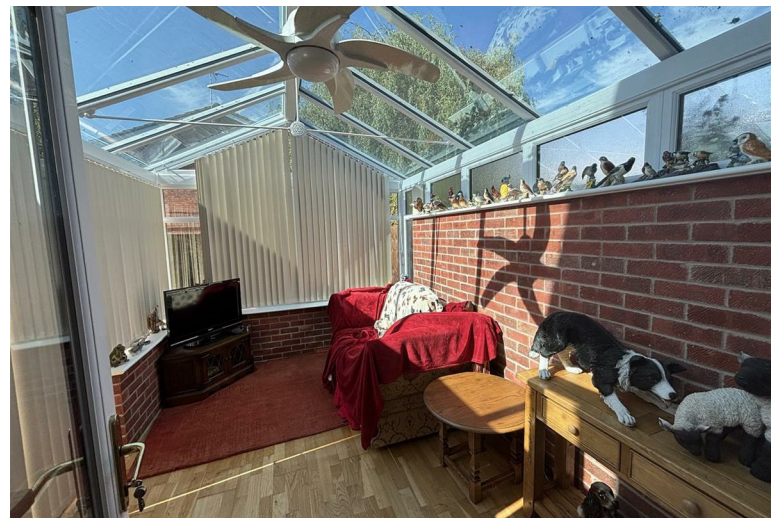
Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

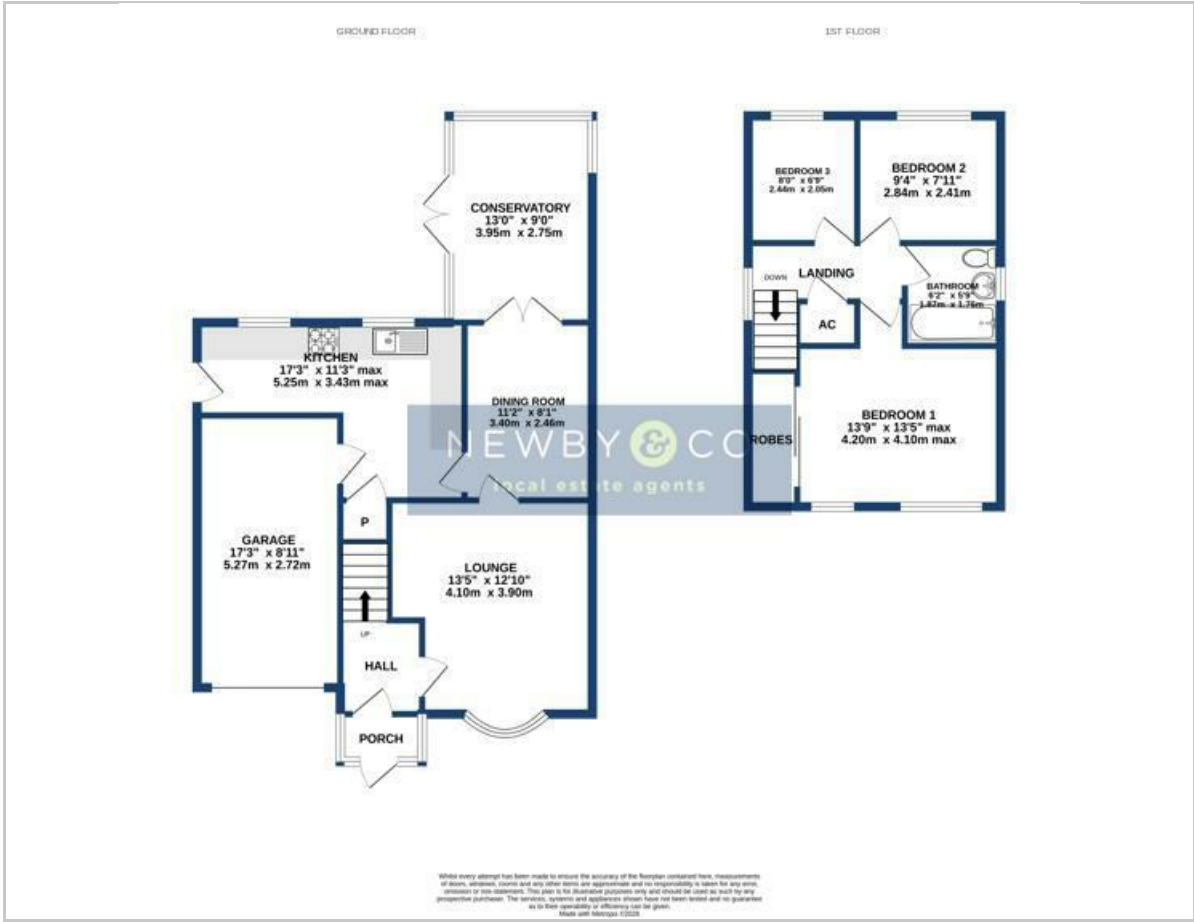
It has a Council Tax Band of C which means a charge of £2247.78 for tax year ending March 2027

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

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

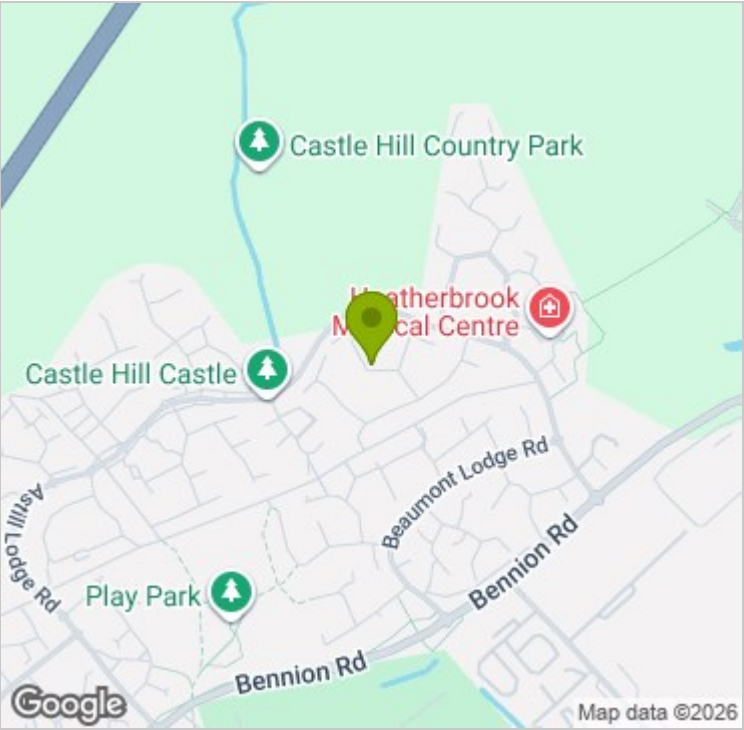


Viewing

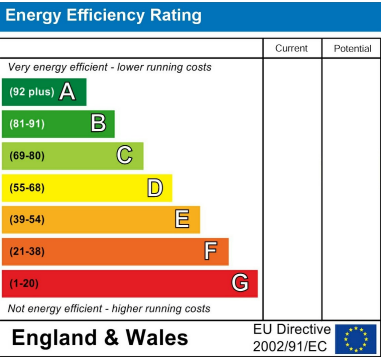
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

