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12 The Poppins
Anstey Heights, LE4 1DL
£220,000

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Anstey Heights, Leicester, LE4 1DL

A modern 1980's built 2 bedroom semi detached house in quiet cul-de-sac location offering tremendous potential to extend subject to usual consent. The property is well placed for the recreational and shopping amenities at the nearby Beaumont Shopping Centre and is also close to doctors, schools, open countryside and links to major roads. The property benefits from full gas central heating (combi boiler), UPVC double glazing. Accommodation comprises of entrance hall, lounge, kitchen-diner. Upstairs, landing, 2 bedrooms, bathroom. Driveway 3 cars to front, larger than average 50' gardens to rear. Freehold. Council Tax Band A

Entrance Hall

UPVC double glazed entrance door, laminate flooring, stairs to first floor, radiator.

Lounge

13'5" x 10'1" (4.10m x 3.08m)

A good sized living room. UPVC double glazed window to front, radiator, laminate flooring.

Kitchen-Diner

13'5" x 9'3" (4.11m x 2.84m)

UPVC double glazed single door & two UPVC double glazed windows to rear, laminate flooring, radiator, pantry store. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer taps, built-in electric oven, gas hob. Provision for usual appliances and freestanding appliances could be included in the sale. These include a washing machine, fridge, freezer.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft, cupboard.

Bedroom One

13'5" x 10'4" (4.11m x 3.15m)

Two UPVC double glazed windows to front, laminate floor, radiator, built-in wardrobes with sliding doors, additional recessed cupboard.

Bedroom Two

9'6" x 6'11" (2.92m x 2.11m)

UPVC double glazed window to rear, radiator, laminate flooring, built-in wardrobes with sliding doors.

Shower Room

6'3" x 6'1" (1.91m x 1.86m)

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, fully tiled walls, spotlights to ceiling. White suite comprising of walk-in shower enclosure with electric shower, pedestal wash hand basin, wc.

Outside

The property is situated in a quiet off road location of just a handful of houses just off the cul-de-sac.
There is a private block paved driveway for up to 3 cars.
The rear garden is off a particularly generous size being 50' long and 50' wide. This offers tremendous potential to extend this house subject to usual planning consent.
The rear garden has patio, lawn, trees, two sheds (one much larger than the other), gated side access, fully fenced & walled boundaries.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)
It has a Council Tax Band of A which means a charge of £1,685.83 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







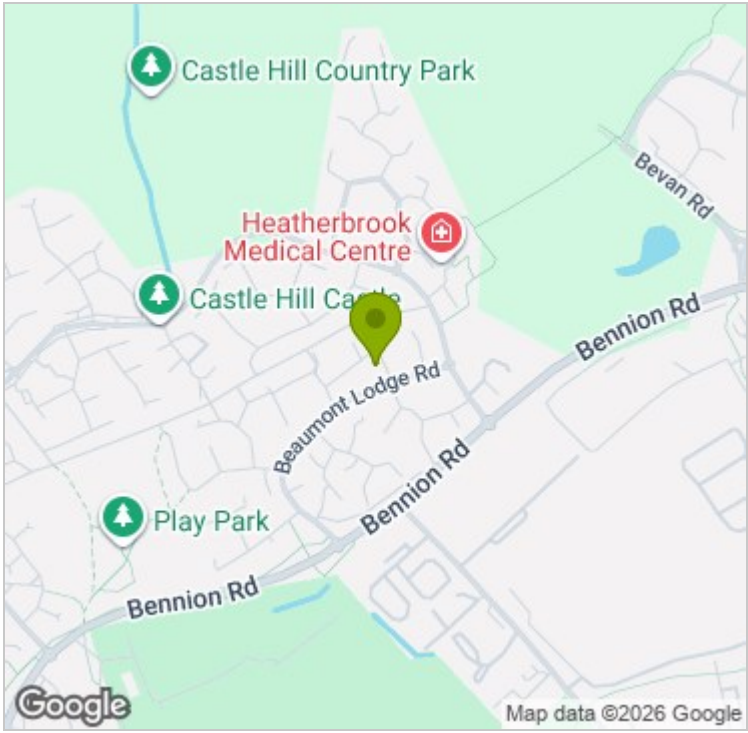




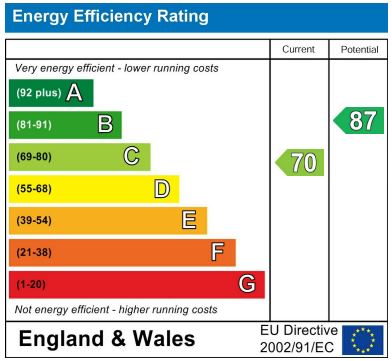

Floor Plan



Area Map



Energy Efficiency Graph



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.

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