



Anstey Lane

Leicester, LE4 0FG

Guide Price £200,000



****For sale by Public Auction on 3rd September 2026 14.00. Register to bid****

A substantial, two-bedroom detached bungalow in a popular district, ripe for redevelopment or upgrading. Occupying a good-sized plot, the property has a rear extension forming a large dining room. There is a further lounge, two double bedrooms, a good-sized kitchen, and a bathroom. There is a large loft room that has scope for additional accommodation subject to planning approval.



Entrance Hall

Lounge 12'3" x 13'0" (3.74m x 3.98m)

Kitchen 9'3" x 11'5" (2.83m x 3.50m)

Dining Room 18'1" x 9'8" (5.53m x 2.95m)

Bedroom 1 11'1" x 11'5" (3.39m x 3.50)

Bedroom 2 10'7" x 11'6" (3.23m x 3.53m)

Bathroom 5'1" x 7'10" (1.57m x 2.39m)

Loft Room 30'11" x 12'10" (9.43m x 3.92m)

Garage 7'6" x 17'4" (2.29m x 5.30m)

Store room 7'8" x 5'11" (2.34m x 1.82m)

Outside

Set well back from the road with a driveway leading to the garage. Good-sized mature, rear gardens.

Property Information

Tenure: Freehold

Local Authority: Leicester City Council

Council Tax Band: C

Type of Construction: Traditional. The roof has spray foam insulation.

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/Mobile Phone Signal.

Flood Risk: Very Low

The property is being sold with Vacant Possession upon completion..

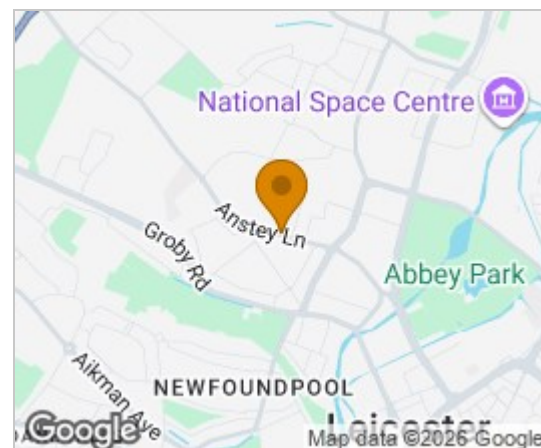
Buyer's Administration Fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

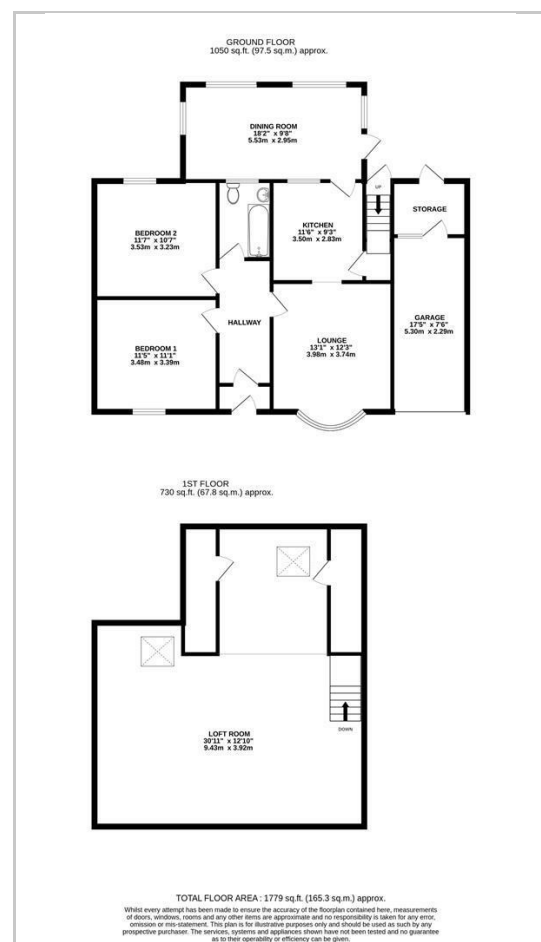
Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

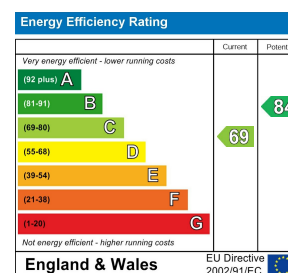
Area Map



Floor Plans



Energy Efficiency Graph



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.

48 Granby Street, Leicester, LE1 1DH

Tel: 0116 2227575 Email: leicestershire@auctionhouse.co.uk

www.leicestershire@auctionhouse.co.uk