



- THREE BEDROOM END TOWNHOUSE
- EN-SUITE BEDROOM
- ACCESS TO OPEN PARKLAND
- EDGE OF VILLAGE POSITION

- OFF ROAD PARKING
- GROUND FLOOR WC
- HIGHLY DESIRABLE DEVELOPMENT
- COUNCIL TAX BAND - C

Asking price £279,000

<https://www.judgeestateagents.co.uk>



This appealing double fronted property sits within a fantastic position adjacent to open parkland with walks to Bradgate Park nearby. This very well presented End Townhouse comprises an Entrance Hall, WC, Lounge, Kitchen/Dining Room, First Floor Landing, Three Bedrooms with an En-Suite Shower room as well as a main Bathroom. There is a well maintained garden as well as allocated Off Road Parking. This lovely home is positioned at the head of a cul-de-sac and with the views, we advise on an internal viewing to avoid missing out.

#### ENTRANCE HALL

There are returning stairs leading up to the first floor landing, under stairs cupboard, radiator, power point and doors that lead to:

#### WC

Comprising a low level WC, wash hand basin, radiator and extractor.

#### LOUNGE

15'6 x 13'7 into bay (4.72m x 4.14m into bay )  
Benefiting a bay window to the side aspect, radiator, power points, TV point and a window to the front aspect.

#### KITCHEN/DINING

15'5 x 9'4 - 8'4 (4.70m x 2.84m - 2.54m)  
Having a range of wall and base units and work surfaces, integral oven, hob with extractor, sink with a mixer tap and drainer, plumbing for a washing machine, power points, radiator, windows to the front and side aspects as well as patio doors to the garden.

#### FIRST FLOOR LANDING

With a fitted cupboard, access to the loft, power point and doors that lead to:

#### BEDROOM

9'4 x 8'11 (2.84m x 2.72m)  
Benefiting from a window to the side aspect, radiator, power points, fitted wardrobes and door leading to:

#### EN-SUITE

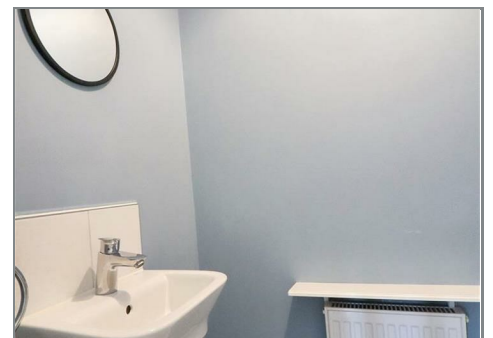
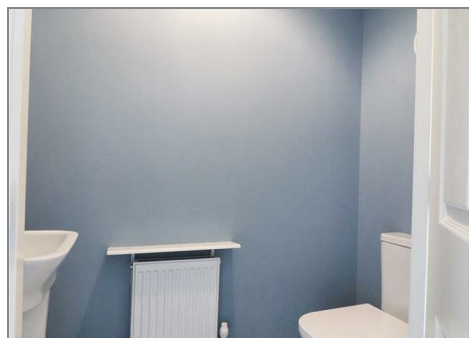
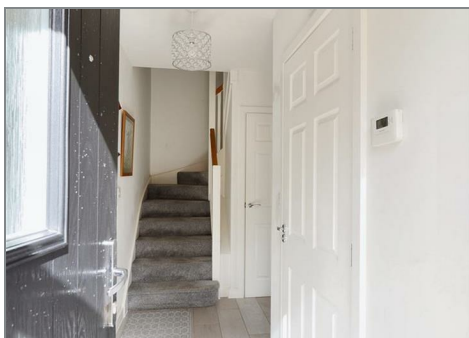
Comprising a low level WC, wash hand basin, walk in shower, radiator and a window to the front aspect.

#### BEDROOM

11'2 x 8'2 (3.40m x 2.49m)  
Having windows to both the front and side aspects, radiator and power points.

#### BEDROOM

11'6 x 6'11 - 5'4 (3.51m x 2.11m - 1.63m)  
There is a window to the side aspect, radiator and power points.





#### BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, heated towel rail and a window to the front aspect.

#### GARDEN

A lovely garden that comprises a patio area, shaped lawn, pebble covered areas and a timber gate to reach the car parking area.

#### PARKING

The vendor has advised there is allocated off road parking of two spaces.

#### ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands

International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast-food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

#### MAINTENANCE CHARGE

The property has a maintenance charge for the development payable at circa £211 per year.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

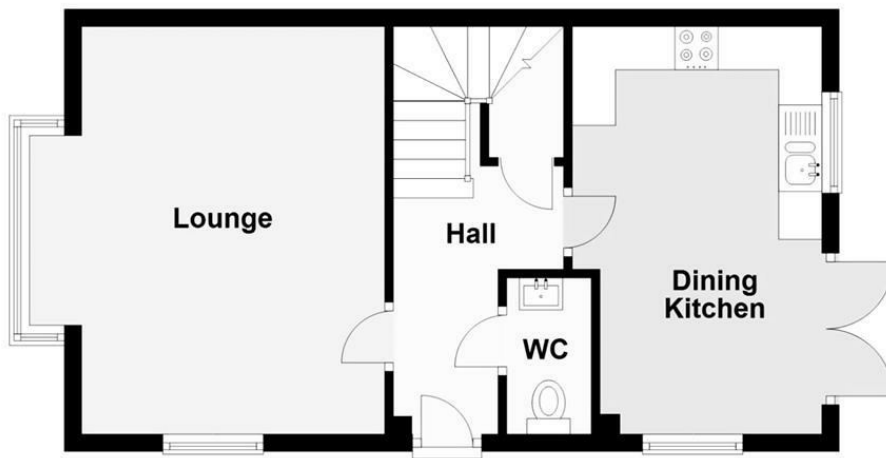
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS & FLOORPLANS

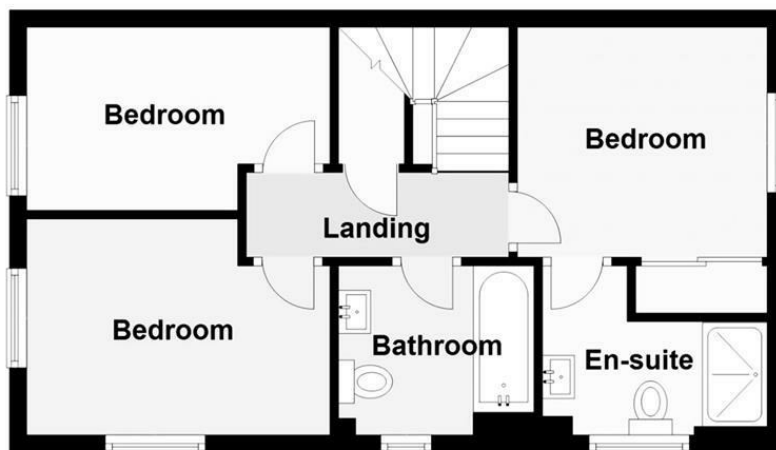
Purchasers should note that if a floor plan is included within



## Ground Floor



## First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 95        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

