



- THREE BEDROOM SEMI-DETACHED HOUSE
- GROUND FLOOR WC
- IDEAL FAMILY HOME
- IDEAL FOR ACCESS TO MOTORWAY & CITY CENTRE

- OFF ROAD PARKING
- EN-SUITE TO BEDROOM
- EDGE OF VILLAGE LOCATION
- COUNCIL TAX BAND - C

Offers over £269,950



This modern three bedroom semi-detached house is situated upon the edge of this thriving north Leicestershire village. This lovely home briefly benefits from an Entrance Hall, WC, Living, Kitchen, Dining Room, First Floor Landing, Three Bedrooms, En-Suite to one of the Bedrooms and a Family Bathroom. There is a well established rear garden as well as Off Road Parking that leads alongside the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having stairs leading up to the first floor landing, power point, radiator, under stairs cupboard and a door that leads to:

WC

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

LIVING, DINING, KITCHEN

25'4 - 10'3 x 13'3 - 8'4 (7.72m x 3.12m x 4.04m - 2.54m)
From the Living room area there are patio doors and window to the rear aspect, radiator, power points and the Kitchen area offers a range of wall and base units with work surfaces, sink with mixer tap, integral oven, grill, hob and extractor, power points and a window to the front aspect.

FIRST FLOOR LANDING

With radiator, loft access, power point and doors that lead to:

BEDROOM

12'9 x 8'5 (3.89m x 2.57m)

Benefiting from a window to the rear aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail and complimentary tiling.

BEDROOM

8'8 x 8'1 (2.64m x 2.46m)

Having a window to the front aspect, radiator and power points.

BEDROOM

10'5 x 6'5 (3.18m x 1.96m)

There is a window to the rear aspect, radiator and power points.

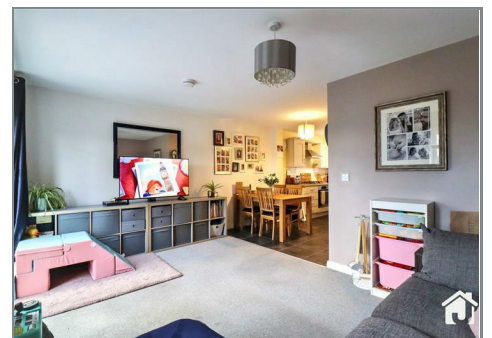
BATHROOM

6'8 x 5'6 (2.03m x 1.68m)

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

REAR GARDEN

The garden enjoys a paved patio that then leads to a mainly laid to lawn garden.





PARKING

From the front there is access to off road parking that leads alongside the property.

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.

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

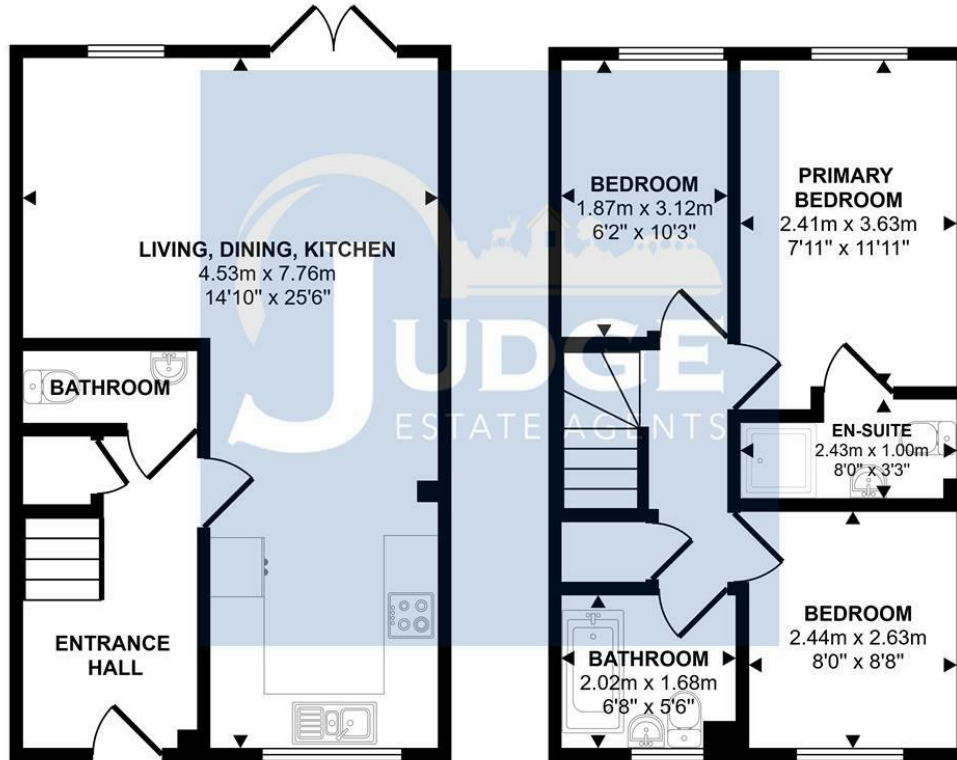
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of



Approx Gross Internal Area
70 sq m / 752 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	