



Rowan Drive Anstey

- Modern three bedroom detached home
- Sought-after village location
- Impressive open-plan living space
- High-spec contemporary kitchen
- Recently upgraded en suite
- Private enclosed rear garden
- Driveway parking and detached garage
- Excellent links to city and motorway
- EPC Rating B / Council Tax Band D / Freehold

A beautifully presented modern detached home located in the sought-after village of Anstey, offering stylish open-plan living and a high standard of finish throughout. The heart of the property is a bright and contemporary living space with French doors opening onto the garden, creating a wonderful sense of light and flow.

Upstairs continues the impressive feel, with well-proportioned accommodation and a recently upgraded en suite, complemented by quality fixtures and fittings across the home. Externally, the property benefits from a private enclosed garden, driveway parking, and a detached garage.

Set within a well-connected village with a wide range of amenities and excellent access to surrounding countryside and major road links, the property combines modern comfort with a convenient location.





Accommodation:

A welcoming entrance hallway provides access to a stylish downstairs WC and an understairs storage cupboard, and leads into the heart of the home, an impressive open-plan kitchen/dining/living area, thoughtfully designed for modern family life and entertaining.

The contemporary fitted kitchen features sleek cabinetry, integrated appliances, and ample worktop space, flowing seamlessly into a bright dining area and comfortable lounge space. French doors open onto the rear garden, allowing natural light to flood the space, creating an excellent indoor-outdoor flow during the warmer months.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom complete with a recently fitted and extended modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, finished with quality fixtures and fittings.

Gardens and land:

Externally, the home enjoys a private and enclosed rear garden laid mainly to lawn with a paved seating terrace. To the side, a driveway provides off-road parking and access to a detached garage.



Location:

Anstey is a thriving and well-connected village offering a wide range of local amenities, including shops, supermarkets, cafés, traditional pubs, schooling, and healthcare facilities. The village provides excellent access to nearby countryside, including Bradgate Park, while also being conveniently positioned for commuters, with easy links to Leicester city centre, the A46, A50, and M1 motorway.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

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.



Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

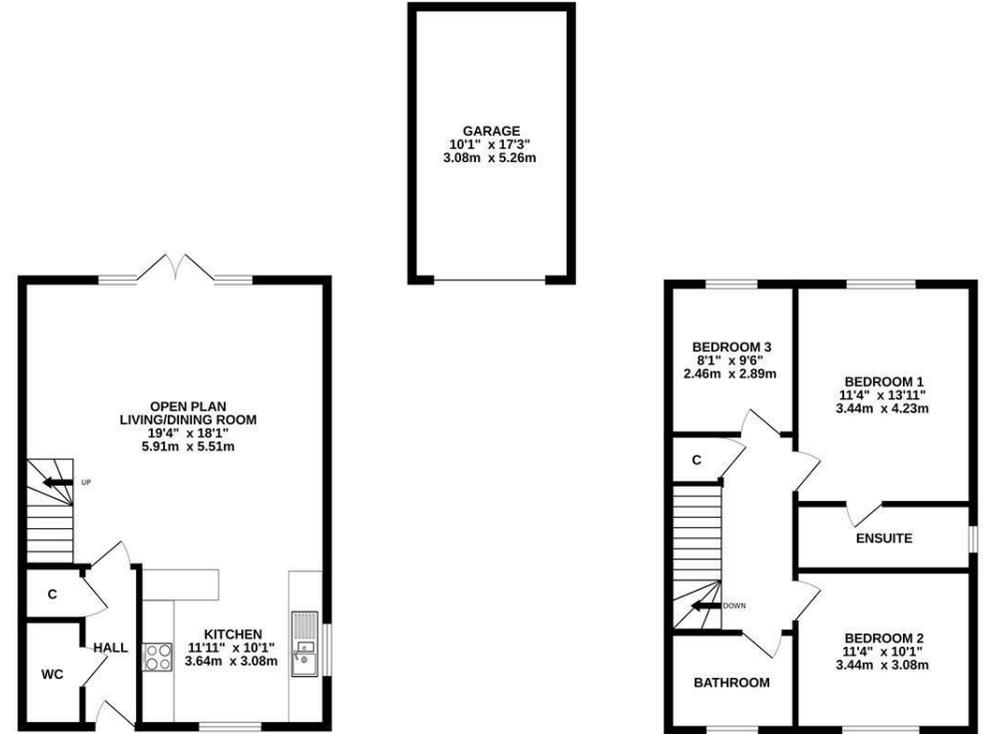
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
721 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			



