

A photograph of a two-story semi-detached house. The house has a yellow exterior wall and a brown tiled roof. A bright yellow double garage door is on the left, with the number '39' above it. To the right of the garage is a large white-framed front door and a bay window. The house is surrounded by a garden with a brick wall in the foreground, a gravel path, and some plants. A green bin is visible on the left. The Sinclair logo is in the top right corner.

Sinclair

39 Charles Drive, Anstey, Leicester, LE7 7BH

£279,950

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Property at a glance

- Extended
- Three Bedrooms
- Detached Garage
- Council Tax Band*: C
- No Upward Chain
- Semi Detached House
- Two Reception Rooms
- Price: £279,950

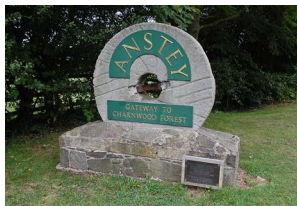
Overview

"OFFERED WITH NO UPWARD CHAIN"

This extended three bedroom semi detached family home comes to the market within the popular commuter village of Anstey. In brief the property comprises an entrance porch which in turn gives way to the entrance hall, a ground floor WC, lounge, extended dining room and L shaped kitchen. Stairs rising to the first floor landing give way to three bedrooms and the family bathroom whilst the outside comprises a private rear garden, detached garage and a well maintained frontage able to accommodate off road parking for multiple vehicles. Early viewings come highly advised in order to avoid disappointment.

Location**

Anstey is a large village in Charnwood, Leicestershire and to the north-west lies Bradgate Park. Known as the Gateway to Charnwood Forest it is a combination of traditional English village (with two village greens and an industrial town). There are three schools: Latimer Primary School, Woollen Hill Primary, Martin High School, and college students go to The Cedars Academy at Birstall or English Martyrs RC School. Anstey has various sports clubs including; Jnr and Snr Football Teams, Rugby (Anstey RFC), Cricket (Anstey and Glenfield CC). With a variety of different shops and services, makes Anstey the commercial centre for many local villages. Nearest Airport: East Midlands (15.9 miles). Nearest Train Station: Leicester: (4.9 miles). Nearest Town/City: Leicester (3.7 miles). Nearest Motorway: M1 (J21a)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

ENTRANCE PORCH

Entered via an aluminium framed patio door which in turn gives way to the entrance hall.

ENTRANCE HALL

Comprising stairs rising to the first floor, an opaque Upvc double glazed window to side and granting access to the entire ground floor accommodation.

GUEST CLOAKROOM

3'7" x 6'9" (1.09m x 2.06m)

Comprising a low level WC, vanity wash hand basin with monobloc mixer tap and tiled splashbacks, vinyl flooring and an opaque uPVC double glazed window to side.

LOUNGE

13'8" x 11'9" (4.17m x 3.58m)

Having uPVC double glazed bow window to front , wall lighting and coving.

DINING ROOM

8'4" x 18'3" (2.54m x 5.56m)

Having uPVC double glazed window to rear, aluminium framed patio doors accessing the rear garden, ceiling rose and coving.

L SHAPED KITCHEN

9'6" x 8'5" plus 5'8" x 9'6" (2.90m x 2.57m plus 1.73m x 2.90m)

Enjoying a range of wall and base units and comprising a one and a half bowl sink and drainer unit, a free standing gas cooker with filtration hood over, access to under stairs storage, space and plumbing for appliances, ceramic tiled flooring, a uPVC double glazed door to side and featuring a dual aspect with uPVC double glazed windows to rear and side respectfully.

FIRST FLOOR LANDING

Stairs rising to the first floor landing give way to three good size bedrooms and the family bathroom and comprise a loft hatch and uPVC double glazed window to rear.

BEDROOM ONE

11'9" x 10'8" (3.58m x 3.25m)

Having uPVC double glazed window to front and a range of fitted wardrobes.

BEDROOM TWO

9'1" x 12'3" (2.77m x 3.73m)

Granting access to over stairs storage and having coving and a uPVC double glazed window to front.

BEDROOM THREE

8' x 8'6" (2.44m x 2.59m)

Having a store and uPVC double glazed window to rear.

BATHROOM

7'3 x 5'6" (2.21m x 1.68m)

This three piece suite comprises a panelled bath with splash screen, electric shower over, pedestal wash hand basin, low level WC, opaque uPVC double glazed window to rear, coving , vinyl flooring and tiled walls.

OUTSIDE

Private rear garden enjoying a paved patio area facillated by side gated access and a water point and comprising stone shingling giving way to a range of mature shrubs, partitioning throughout the garden and surrounded by timber closed board and feather board fence panelling. A dwarf brick wall partitions the front of the property which in turn enjoys an area of stone shingling and array of mature shrubs which in turn grant access to a paved walkway which accesses the front door.

GARAGE

8'2" x 15'1" (2.49m x 4.60m)

Situated at the back of the driveway which in turn offers off road parking the garage is entered by an up and over door to front and benefits from an aluminium framed window to side and having an external store to the rear of the garage accessible from the rear garden.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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