



Gladstone Street, Anstey
Leicester, Leicestershire, LE7 7BT

NEWTONFALLOWELL 

Gladstone Street, Anstey
Leicester, Leicestershire, LE7 7BT
£190,000

*** CONTEMPORARY TWO BEDROOMED TERRACED HOME ***
PERFECT FIRST TIME BUY *** SUPERB LOCATION ***

Boasting an upgraded kitchen and bathroom, this two bedroom terrace has undergone an program of refurbishment to offer a contemporary interior, ideal for first time buyers, investors or those downsizing. Somewhat larger than the exterior would suggest, the re-wired, re-plastered ad gas centrally heated layout comprising a lounge, and open plan I-shaped kitchen diner. The first floor features a landing giving access to two bedrooms, with an inner landing giving access to a contemporary bathroom. To the rear is a low maintenance garden with an outbuilding. The property is ideally located in the popular village of Anstey and is in close proximity to the excellent range of the amenities and schools as well as being a short drive to Bradgate Park and the local countryside walks.



Main Advert

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Lounge

10'9" x 12'8" max (3.28m x 3.86m max)

Positioned around a chimney breast with wood mantel, the primary living space offers a window to the front elevation. With wood effect flooring, central heating radiator, meter cupboard and ceiling coving. Open access leads through to:

Inner Lobby

With a staircase rising to the first floor and open access through to:

L-Shaped Kitchen/Diner

24'2" max x 12'8" max (7.37m max x 3.86m max)

A particular selling feature of the accommodation is the open plan L-shaped kitchen ideal for those occasions when entertaining. Upon entry from the lobby you walk into the dining area perfect for formal dining and positioned around a feature exposed brick chimney. With a useful storage cupboard, central heating radiator, wood effect flooring and a window to the rear elevation. The kitchen has been re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and splashbacks. Features include a ceramic 1.5 sink and drainer unit, built in 'Lamona' oven with 'Lamona' hob over and extractor hood above and space for two under-counter appliances. With dual aspect glazing and a side access door.

First Floor Landing

Giving access to the bedrooms.

Bedroom One

10'8" x 12'9" max (3.25m x 3.89m max)

A double room offering a window to the front elevation, carpet flooring, coving and a central heating radiator. A door leads to the inner landing.

Bedroom Two

10'10" x 10' max (3.30m x 3.05m max)

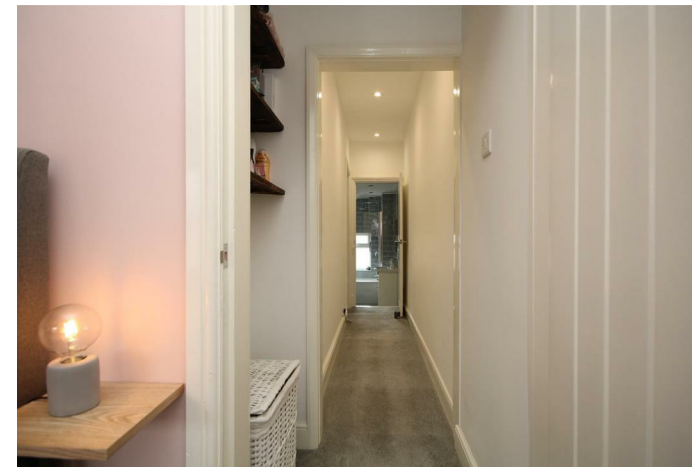
A second double room enjoying a built in wardrobe, window to the rear elevation, carpet flooring and a central heating radiator. A door leads to the inner landing.

Inner Landing

The inner landing offers spotlighting and provides access to the bathroom from both bedrooms.

Bathroom

Re-fitted with a three piece suite comprising a bath with rainfall shower over, wash hand basin and wc, with complementary brick effect tiled surrounds. There is also spotlighting and an obscure rear elevation window.



Outside

Set behind hedging creating a feeling of privacy, there is a gravelled forecourt with a pathway to the front door. To the rear is a low maintenance garden enjoying a patio area adjacent to the accommodation ideal for outdoor sitting. There is also synthetic grass, planted borders, fencing and brick to boundaries and a useful outbuilding. There is also right of access through the neighbours garden.

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FLOOR PLANS (if shown)
Floor plan is not to scale but meant as a guide only.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		51	
(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			
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