



Hollow Road Anstey LE7 7FS







# Key Features

- ATTRACTIVE CHARACTER 4 BEDROOM DETACHED HOUSE
  - LARGE MATURE PLOT
- GAS CENTRAL HEATING, MANY ORIGINAL FEATURES RETAINED
- POPULAR VILLAGE LOCATION CLOSE TO BRADGATE PARK
- ENTRANCE HALL, THROUGH LOUNGE/DINING ROOM, SEPARATE SITTING ROOM
- BREAKFAST KITCHEN AND UTILITY ROOM
- 4 BEDROOMS AND LARGE BATHROOM
- 36' X 13'10" TANDEM GARAGE, 2 DRIVEWAYS AND OFF ROAD PARKING
  - ADDITIONAL ADJACENT BUILDING PLOT WHICH IS FOR SALE SEPARATELY
- POTENTIAL FOR EXTENSION SUBJECT TO NECESSARY PERMISSIONS.







## The Property

A SPACIOUS TRADITIONAL DETACHED HOUSE STANDING ON A LARGE MATURE PLOT WITHIN A POPULAR STREET CONVENIENT FOR THE VILLAGE CENTRE OF ANSTEY.

The property retains many original features throughout and has gas central heating and briefly comprises entrance hall, through lounge/dining room, sitting room, kitchen, utility room. Part gallery landing, 4 bedrooms and large bathroom. Outside offers 2 driveways/off road parking, a large tandem garage 13'10" x 36', to the rear is a magnificent large mature garden offering a great deal of privacy.

To the right of the property is additional land for a building plot which we are selling separately for a single detached dwelling. Please contact [simon.johnson@sheldonboselyknight.co.uk](mailto:simon.johnson@sheldonboselyknight.co.uk) for further details.



## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 Words location:- robots.dunes.loving

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

With half glazed front door, mosaic tiled floor, radiator, stairs to first floor, with store cupboard below.

#### THROUGH LOUNGE/DINING ROOM

13' narrowing to 10' x 27'1"

With original bay window to front, window and door to the rear, radiators, fireplace with fitted gas fire, door to kitchen.

#### SITTING ROOM

12'6" x 12'7" plus bay

With original bay window to front and window to side, white fire surround with marble hearth and back cloth, fitted gas fire, radiator.

#### BREAKFAST KITCHEN

12'4" x 12'5"

With window to rear, fitted base and wall units, work surfaces and breakfast table, inset sink top, space for range style cooker and other appliances, tiled splashbacks and flooring, door to utility room

#### UTILITY ROOM

6'5" x 12'2"

With patio doors leading to the garden, plumbing for washing machine.

#### FIRST FLOOR GALLERY LANDING

With window to front, balustrade and spindles.

#### BEDROOM 1

12'6" x 12'3"

With windows to front and side, radiator.

#### BEDROOM 2

12'6" x 12'6"

With window to rear and radiator.

#### BEDROOM 3

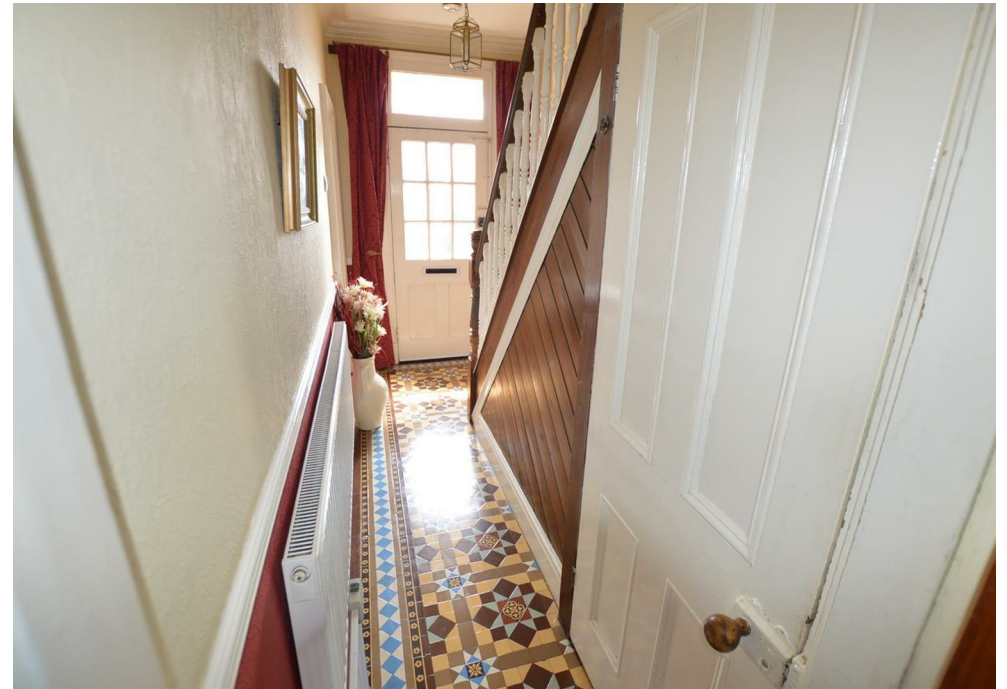
13' x 6'11"

With window to front and radiator.

#### BEDROOM 4

13'2" x 6'11"

With window to side and radiator.







## BATHROOM

10' max x 12'5"

With windows to side and rear, suite comprising w.c., wash basin with vanity unit, bath with shower above and screen, wall mounted central heating boiler, airing cupboard, radiator.

## OUTSIDE

### FRONT GARDEN

With walled and hedged front boundary, footpath to front door flanked by gardens. There are 2 driveways providing off road parking to either side of the frontage.

### LARGE TANDEM GARAGE

13'10" x 36'

With a roller shutter door to the front, windows to side and rear and a side access door from the rear garden.

### SUBSTANTIAL REAR GARDEN

With extensive patio area, lawns with shrub borders and beds, garden store, timber shed, greenhouse.

## EPC

Rating: 'E'

Council Tax Band

Council Tax Band: 'D'

## Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

## Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

## Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

## Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.











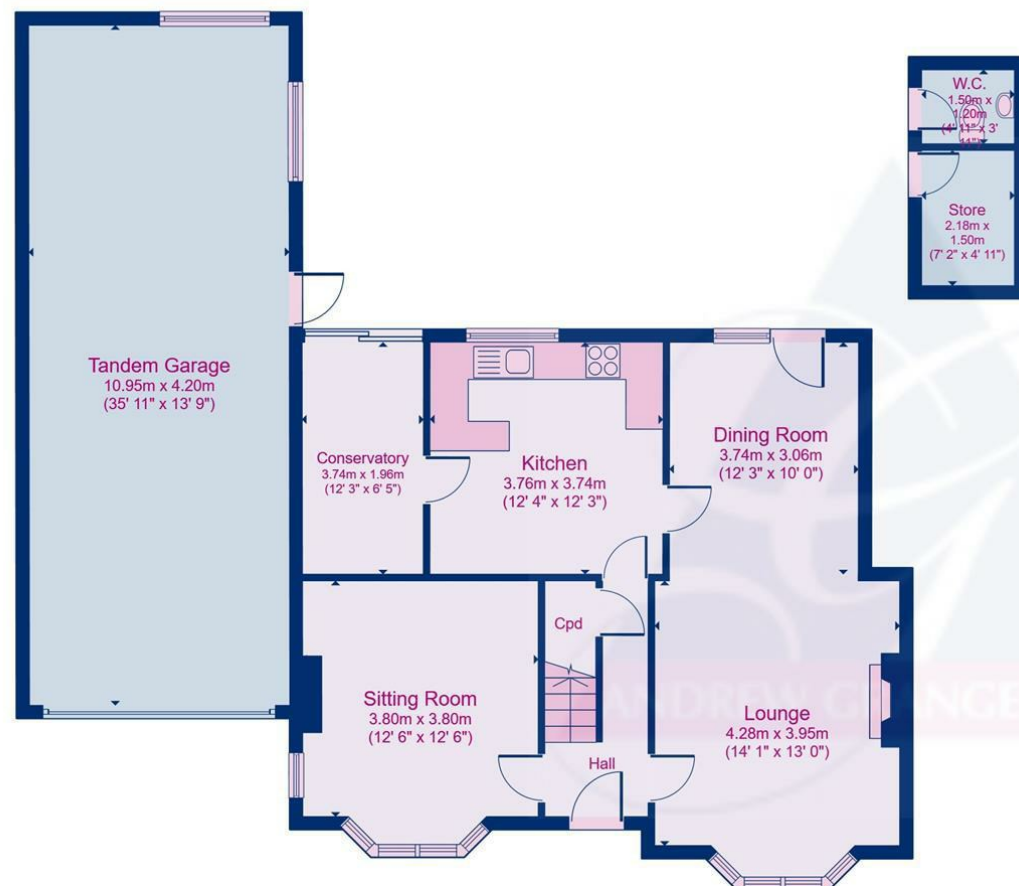








# Floorplan



## Ground Floor

Floor area 74.5 sq.m. (802 sq.ft.) approx (Excluding Garage/Store/WC)



## First Floor

Floor area 65.4 sq.m. (704 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
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To view this property please contact our Loughborough office on 01509 235534

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