



- FIVE BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- EN-SUITE TO PRIMARY BEDROOM
- BEAUTIFUL, LANDSCAPED REAR GARDEN
- EDGE OF VILLAGE POSITION
- AMPLE OFF ROAD PARKING
- KITCHEN/DINING/LOUNGE
- FANTASTIC FAMILY HOME
- ROTATING SPHERE GARDEN POD
- COUNCIL TAX BAND - F

Offers over £595,000



Situated upon the edge of this thriving North Leicester village comes offered for sale this immaculately presented five bedroom home. Affording a wealth of upgrades, in addition to the highest specification offered by the 5* Builder, this thoughtfully designed contemporary home affords a spacious and light internal layout measuring 2141 square feet. The accommodation is approached via a private driveway and briefly comprises; Entrance Hall, WC, Study, Living Room, Kitchen/Dining/Lounge, Utility, First Floor Landing, Three Bedrooms with an En-Suite to the Primary Bedroom, Bathroom, Second Floor Landing, Two Bedrooms and Shower Room. To the rear there is a landscaped and eye-catching garden with a rotating garden sphere and from the front there is ample off road parking leading to a Detached double Garage and also enjoying views from the front. The property offers great access to major road and motorways as well as local shopping facilities, amenities and School catchment. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

With stairs leading to the first floor, radiator, power point and doors to:

WC

Comprising a low level WC, Wash hand basin and Radiator.

STUDY

10'4 x 8'11 (3.15m x 2.72m)

Benefiting from a bay fronted window, radiator, power points and TV point.

LIVING ROOM

18'10 into bay x 11'5 (5.74m into bay x 3.48m)

Benefiting from a bay fronted window, radiator, power points and TV point.

KITCHEN/DINING/LOUNGE

30'7 - 18'7 x 17'7 - 8'10 (9.32m - 5.66m x 5.36m - 2.69m)

A recently improved Kitchen with a host of wall and base units benefiting from quartz and wood work surfaces, Breakfast bar, integral combination oven, hob with extractor, pull out drawer units, sink with mixer tap and hot water setting, integral dishwasher, integral fridge/freezer, wine fridge (Upon negotiation), power points, radiators, windows and patio doors to the rear aspect (Doors leading to the rear garden) and a door that leads to:

UTILITY

6'3 x 5'3 (1.91m x 1.60m)

Having base unit with work surface, sink with mixer tap, radiator, plumbing for washing machine, door to the side of the property and power points.

FIRST FLOOR LANDING

There are stairs leading up to the Second floor landing, window to the front aspect, power point, radiator, airing cupboard and doors to:

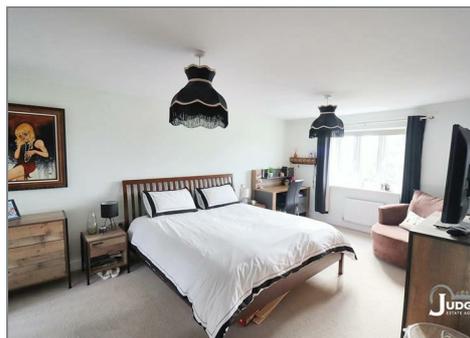
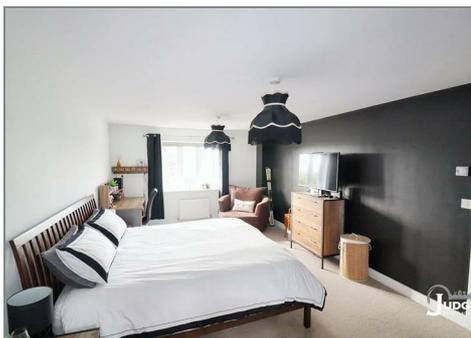
PRIMARY BEDROOM

17'2 x 11'7 (5.23m x 3.53m)

Benefiting from a window to the front aspect, radiator, power points, TV point and access through to:

DRESSING AREA

Having fitted wardrobes, power point, radiator, window to the rear aspect and a door to:





EN-SUITE

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Radiator and a Window to the rear aspect.

BEDROOM

15' - 13'1 x 9'11 (4.57m - 3.99m x 3.02m)

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

BEDROOM

13'9 x 10'3 (4.19m x 3.12m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Radiator and a Window to the rear aspect.

SECOND FLOOR LANDING

There is a window to the front aspect and doors to:

BEDROOM

18'2 x 13'7 (5.54m x 4.14m)

Benefiting from a window to the rear aspect, radiator and power points.

THIRD BEDROOM

18'2 x 11'8 - 9'10 (5.54m x 3.56m - 3.00m)

Having a window to the rear aspect, radiator, power points and fitted wardrobes.

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Complimentary tiling and a Window to the rear aspect.

REAR GARDEN

An eye-catching and landscaped rear garden that benefits from paved patio that has not only steps but also a ramp for access to the laid to lawn and bordered areas. There is a gated part of the garden that appreciates a gravelled area and an impressive rotating sphere pod which is equipped for both laying and sitting to relax and socialize,



PARKING

From the front there is off road parking for a number of vehicles that leads to:

DETACHED DOUBLE GARAGE

With two up and over doors as well as the facilities of both power and lighting.

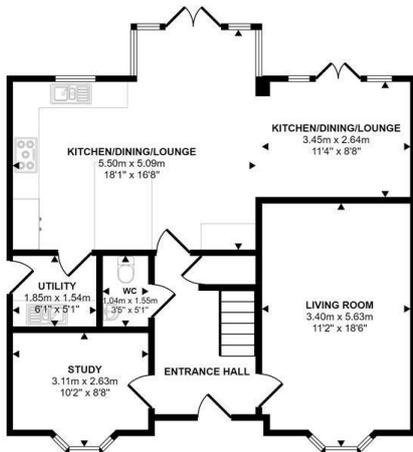
ANSTEY VILLAGE

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

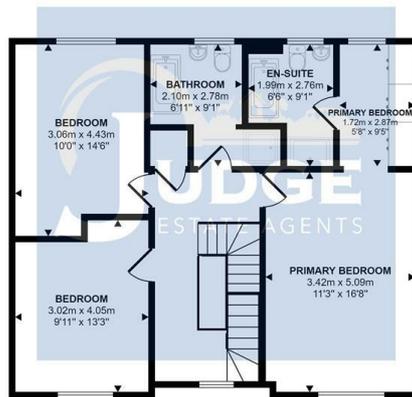


Approx Gross Internal Area
200 sq m / 2151 sq ft

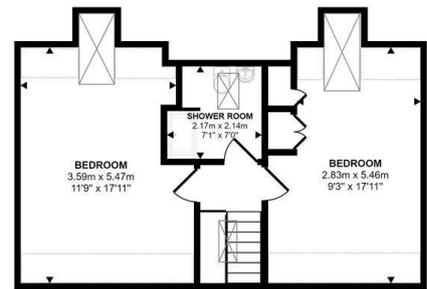


Ground Floor
Approx 76 sq m / 820 sq ft

Denotes head height below 1.5m



First Floor
Approx 73 sq m / 790 sq ft



Second Floor
Approx 59 sq m / 541 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. 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			
(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		85	90
	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		

