

- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
- GROUND FLOOR WC
- FOUR PIECE BATHROOM SUITE
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- KITCHEN/DINING/LOUNGE
- LOFT ROOM WITH WC
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - B

Price guide £348,000

<https://www.judgeestateagents.co.uk>





This extended and very well presented three bedroom semi-detached house makes for an ideal family home. Not only is this lovely property positioned ideally for access to the village primary and secondary schools but the property offers ample living space that in brief benefits from an Entrance Hall, Living Room, Kitchen/Dining/Lounge, WC, First Floor Landing, Three Bedrooms, Four Piece Bathroom, Second floor with a loft room and WC. Outside to the rear is an eye-catching garden with an outbuilding and off road parking from the front of the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator and a door that leads to:

#### LIVING ROOM

13'7 x 13'6 - 8'2 (4.14m x 4.11m - 2.49m)

Benefiting from a window to the front aspect, radiator, power points, log burner and a door that leads to:

#### KITCHEN/DINING/LOUNGE

18' x 16'8 (5.49m x 5.08m)

This impressive room offers a range of wall and base units with work surfaces, integral oven, grill, hob and extractor, island with breakfast bar, wine rack and a sink with mixer tap.

There are Velux windows, radiator, power points, door to the side aspect, Bi-folding doors to the rear garden and a door that leads to:

#### WC

Comprising a low level WC, wash hand basin and a window to the side aspect.

#### FIRST FLOOR LANDING

With a window to the window to the side aspect, stairs leading up to the second floor and doors that lead to:

#### BEDROOM

12' x 8'1 (3.66m x 2.46m)

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

#### BEDROOM

9'9 x 8'2 (2.97m x 2.49m)

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

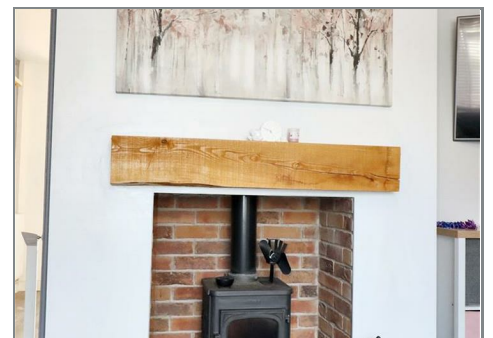
#### THIRD BEDROOM

7'11 x 6'6 (2.41m x 1.98m)

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

#### BATHROOM

Comprising a low level WC, wash hand basin, free standing bath, walk in shower, complimentary tiling, heated towel rail and a window to the rear aspect.







#### LOFT ROOM

10'5 x 10' (3.18m x 3.05m)

Benefiting from a window to the rear aspect, radiator, power points and a door that leads to:

#### WC

Comprising a low level WC, wash hand basin, heated towel rail, built in cupboard and window to the rear aspect.

#### REAR GARDEN

A lovely garden that appreciates a paved patio with BBQ station, laid to lawn with borders home to a number of shrubs and plants. There is a sheltered area with power (Hot Tub NOT INCLUDED). There is an outbuilding that measures 11'6 x 8'2 that benefits from a window to the side aspect and the facilities of both power and lighting.

#### PARKING

From the front there is off road parking that leads to:

#### CAR PORT

With continued access along through to the Garden.

#### 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 north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family

run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

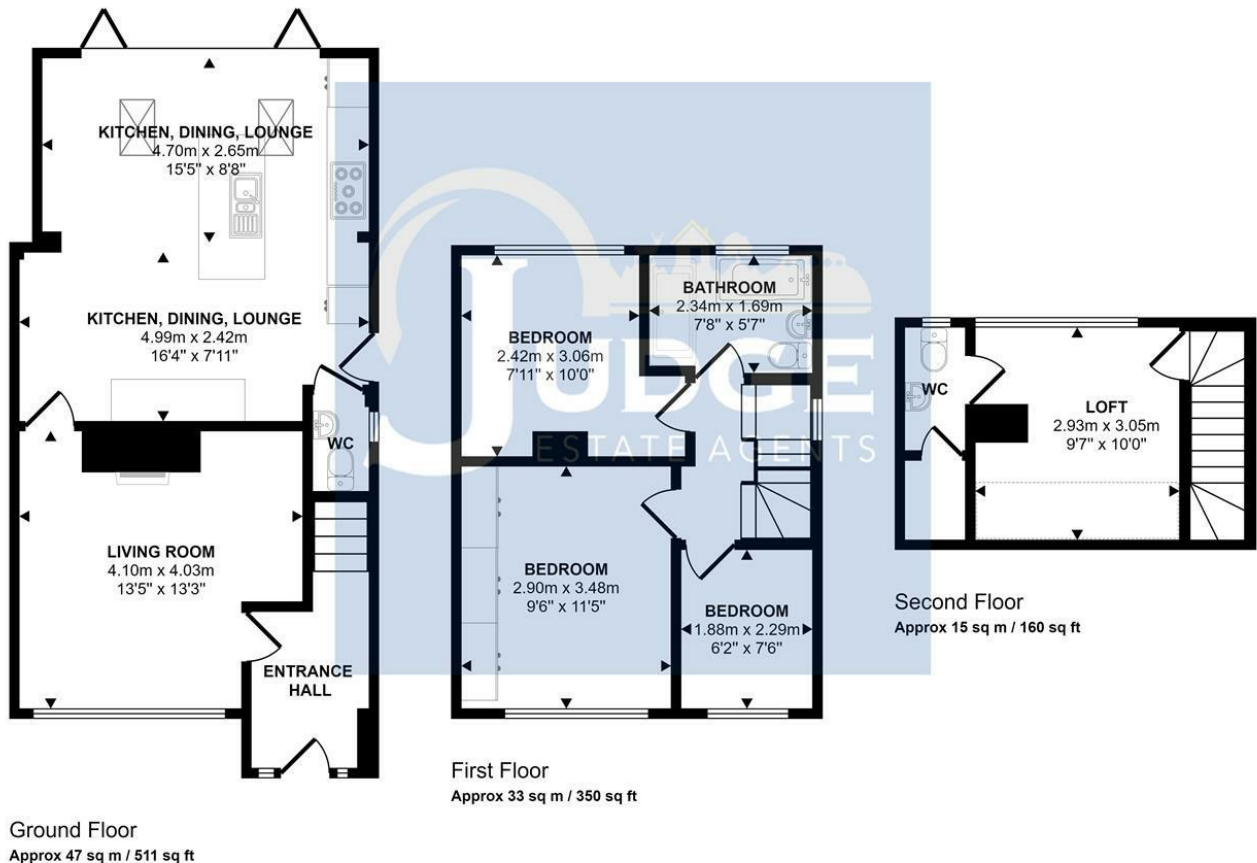
#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability



Approx Gross Internal Area  
95 sq m / 1022 sq ft



Denotes head height below 1.5m

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. Icons of 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		63
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC