



- TWO BEDROOM TERRACE HOUSE
- BEAUTIFUL REAR GARDEN
- CLOSE TO VILLAGE CENTRE

- CONSERVATORY
- VERY WELL PRESENTED HOME
- COUNCIL TAX BAND - B

Asking price £226,000

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



This very well presented two bedroom terrace home is not too far from the centre of this thriving north Leicestershire village. The property in brief internally benefits from a Living Room, Dining Room through to Kitchen, Conservatory, First Floor Landing, Two Bedrooms and a Bathroom. To the rear of this lovely home there is a well established and eye-catching garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

LIVING ROOM

12'4 x 11'11 (3.76m x 3.63m)

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and a door that leads to:

DINING/KITCHEN

21'4 - 11'10 x 12'4 - 6'11 (6.50m - 3.61m x 3.76m - 2.11m)

There is an under stairs cupboard, radiator, power points, window to the rear aspect, stairs leading up to the first floor landing and there is also an opening through to the Kitchen area where there are a range of wall and base units and work surfaces, integral oven, hob with extractor, sink with a mixer tap, power points, tiled flooring and a door that leads to:

CONSERVATORY

7'3 x 6'11 (2.21m x 2.11m)

With windows to the rear and side aspect and a door that leads to the rear garden.

FIRST FLOOR LANDING

There is access to the loft and doors that lead to:

MAIN BEDROOM

14'4 x 11'11 (4.37m x 3.63m)

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

BEDROOM

12' x 11'4 (3.66m x 3.45m)

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

BATHROOM

8'9 x 6'1 (2.67m x 1.85m)

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

REAR GARDEN

A beautifully kept garden that enjoys a harmony of decked, gravelled and bordered areas all home to an abundance of shrubs, plants and trees. There is also a shed and side access that leads to the front of the property (Shared with neighbouring property).





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

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

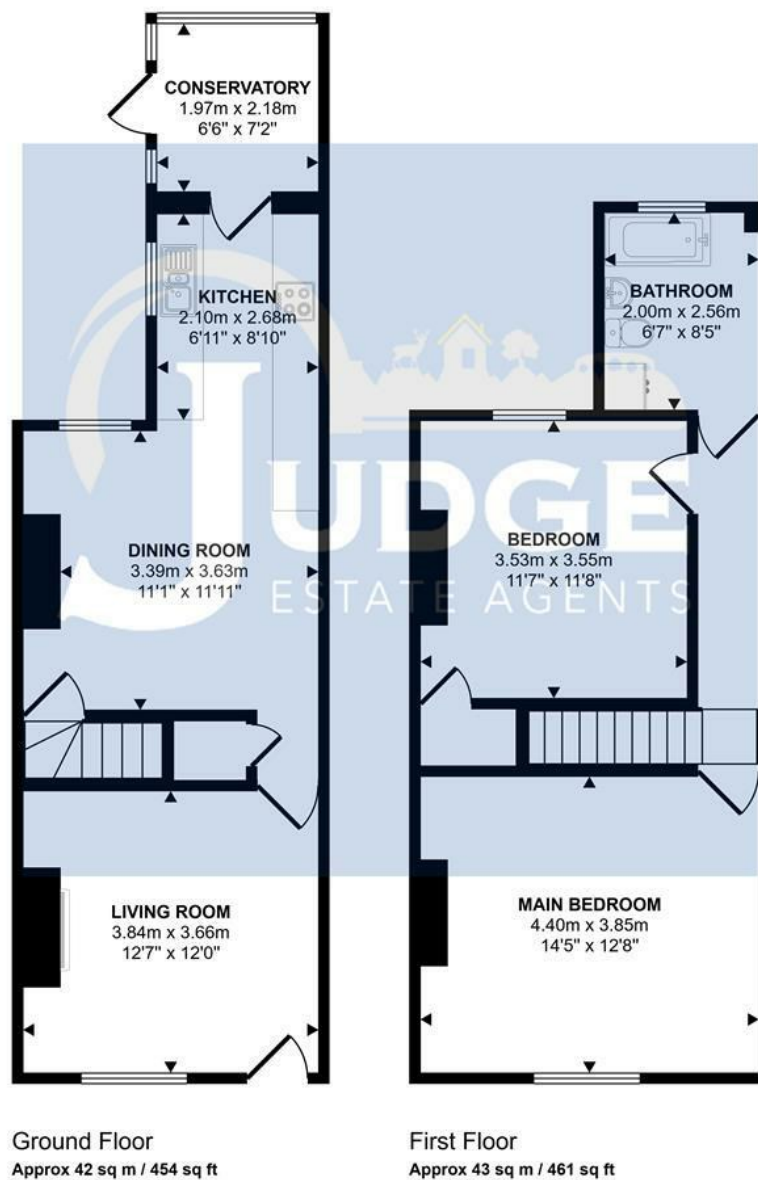
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Approx Gross Internal Area
85 sq m / 915 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. 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			
(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		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	

