



- THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING
- GROUND FLOOR WC

- CORNER PLOT
- EN-SUITE TO PRIMARY BEDROOM
- COUNCIL TAX BAND - C

Offers over £349,950

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



This immaculate, three bedroom detached house is located at the end of a no through road and was built by Bloor Homes in 2018. A fantastic home that is situated upon a corner plot and in brief benefits from an Entrance Hall, WC, Living Room, Kitchen/Dining, First Floor Landing, Three Bedrooms with an En-Suite to the Primary Bedroom as well as a Main Bathroom. There is a low maintenance garden that also has Off Road Parking.

ENTRANCE HALL

There are stairs leading up to the first floor landing, under stairs cupboard, power point and doors that lead to:

WC

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

LIVING ROOM

15'6 x 13'5 (4.72m x 4.09m)

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

KITCHEN/DINING

15'5 x 8'5 (4.70m x 2.57m)

There are a range of wall and base units and work surfaces,

sink with a mixer tap and drainer, integral fridge/freezer, integral oven, hob with extractor, power points, radiator, windows to both the side and front aspects and patio doors to the garden.

FIRST FLOOR LANDING

With access to the loft, airing cupboard, power point and doors that lead to:

PRIMARY BEDROOM

9'5 x 8'11 (2.87m x 2.72m)

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

EN-SUITE

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

BEDROOM

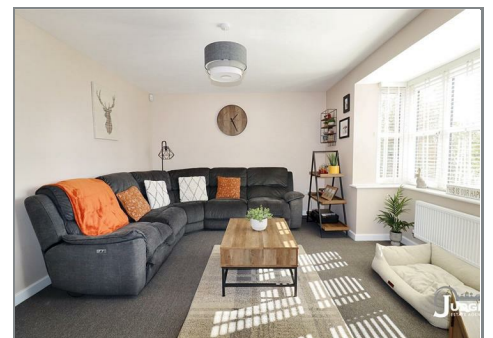
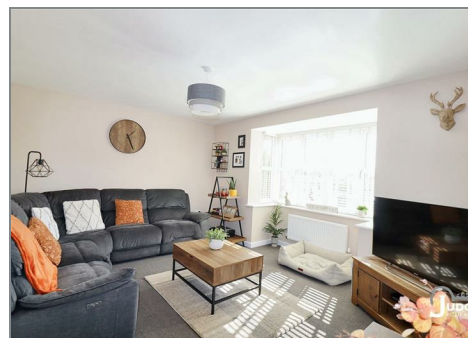
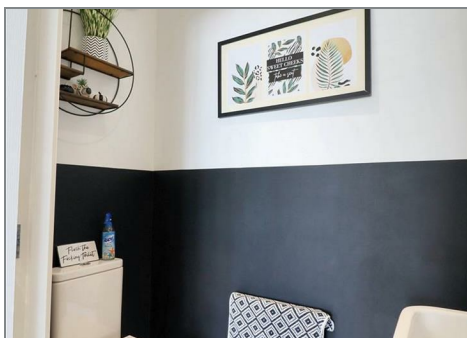
11'2 x 8'3 (3.40m x 2.51m)

Having windows to the front and side aspects, radiator and power points.

BEDROOM

11'5 x 7' (3.48m x 2.13m)

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





BATHROOM

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

GARDEN

A low maintenance garden that mainly comprises paving where there is a bordered area with a number of shrubs and plants. There is also a shed.

PARKING

There is off road parking that is adjacent 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 Woollen Hill) plus The Martin High School for Secondary Education.



VIEWINGS

We always like any potential purchaser to follow our four steps

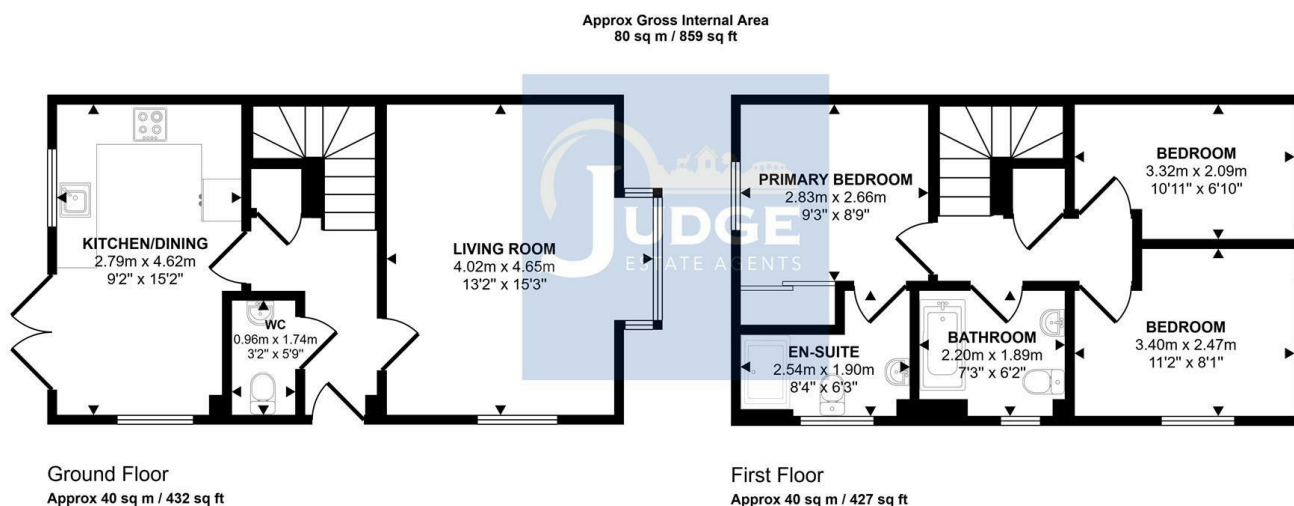
- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

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.





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	