



- IMMACULATE THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- IDEAL FAMILY HOME
- WELL MAINTAINED GARDEN
- COUNCIL TAX BAND - B

Offers over £299,950

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





Located close by for ease of access to the village Primary and Secondary schools comes offered for sale this immaculately presented three bedroom semi-detached house. This lovely property makes an ideal family home and in brief benefits from an Entrance Porch, Entrance Hall, Living Room through to Dining Room, Kitchen, First Floor Landing with Three Bedrooms and a Shower Room. From the outside there is off road parking that proceeds along side the property via gated access that also leads to a very well maintained and presented garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

Having access through to:

#### ENTRANCE HALL

There is a fitted cupboard, radiator, stairs leading up to the first floor landing and doors that lead to:

#### LIVING ROOM

16'4 x 11' (4.98m x 3.35m)

Benefiting from a bay fronted window, radiator, power points and access through to:

#### DINING ROOM

14'5 x 8'9 - 8'4 (4.39m x 2.67m - 2.54m)

There are patio doors to the rear aspect, radiator, power points and a door that leads through to:

#### KITCHEN

16' x 8'1 (4.88m x 2.46m)

There are wall and base units, sink with mixer tap, integral oven, hob, integral fridge/freezer, integral dishwasher, window to the rear aspect, power points and a door to the side aspect.

#### FIRST FLOOR LANDING

Having a window to the side aspect, access to the loft and doors that lead to:

#### BEDROOM

12'4 x 11'1 (3.76m x 3.38m)

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

#### BEDROOM

11'2 x 9'11 (3.40m x 3.02m)

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

#### BEDROOM

7'11 x 7'1 (2.41m x 2.16m)

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

#### SHOWER ROOM

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

#### REAR GARDEN

There is a paved patio with pergola and a mainly laid to lawn garden with a raised border to the rear.







#### PARKING

From the front there is off road parking with gated access that proceeds alongside the 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 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

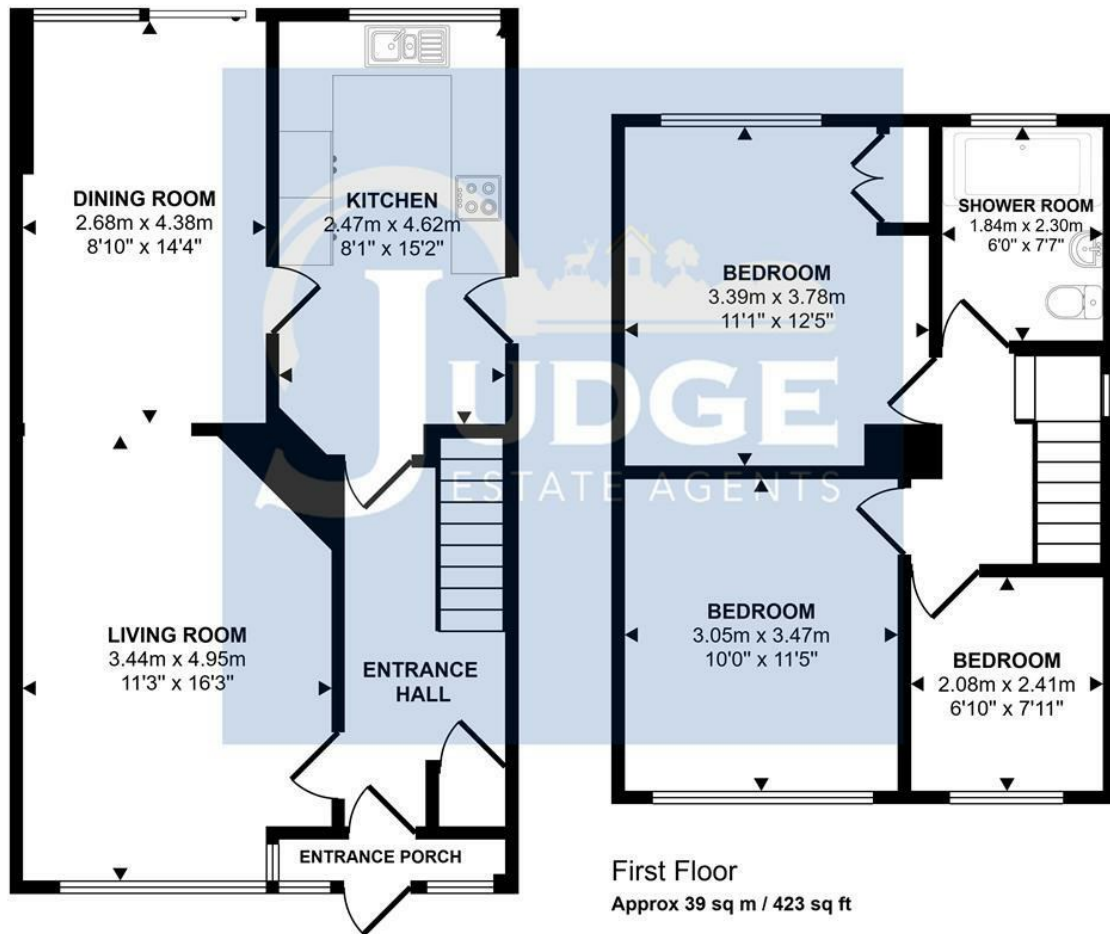
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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



Approx Gross Internal Area  
90 sq m / 971 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	