



- TWO BEDROOM DETACHED BUNGALOW
- CUL DE SAC POSITION
- OFF ROAD PARKING AND GARAGE
- CONSERVATORY
- CLOSE TO ANSTEY VILLAGE CENTRE
- COUNCIL TAX BAND - C

Offers in the region of £280,000

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



Located close to the centre of this thriving and sought after village comes offered for sale this well presented, two bedroom detached Bungalow. This lovely home benefits in brief of an Entrance Hall, Living Room, Kitchen/Breakfast, Conservatory, Two Bedrooms and a Bathroom. There is a well established, beautiful rear garden and from the front there is off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

With a radiator, power point and doors that lead to:

LIVING ROOM

14' x 11' (4.27m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points, TV point and a fire with feature surround.

KITCHEN/BREAKFAST

10'10 x 9'10 (3.30m x 3.00m)

Having a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob and extractor, plumbing for a washing machine, radiator, power points, window to the rear aspect and a door that leads to:

CONSERVATORY

12'3 x 10' (3.73m x 3.05m)

With windows to the rear and side aspects, power points, door to the side aspect and patio doors to the rear aspect.

PRIMARY BEDROOM

12'4 x 10'11 (3.76m x 3.33m)

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

BEDROOM

11' x 9'11 (3.35m x 3.02m)

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

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, radiator, complimentary tiling, airing cupboard, loft access and a window to the side aspect.

REAR GARDEN

This beautiful rear garden enjoys a patio with raised borders home to a number of plants and flowers. There is also a laid to lawn garden with borders home to a number of shrubs and plants. There is a store attached to the Garage.

PARKING

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





GARAGE

16'7 x 7'5 (5.05m x 2.26m)

Benefiting from an up and over door that has a door to the side aspect.

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

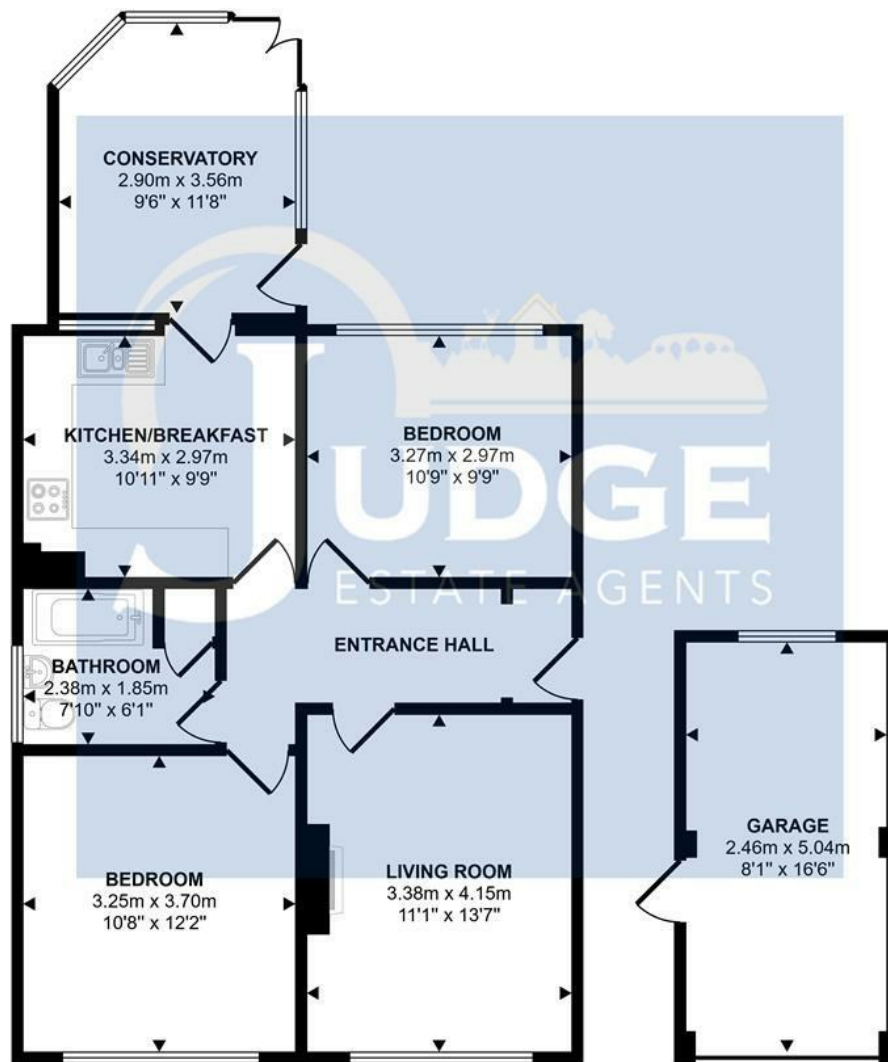
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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
83 sq m / 889 sq ft



Ground Floor
Approx 70 sq m / 755 sq ft

Garage
Approx 12 sq m / 134 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		
		85
	61	
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		

