



- THREE BEDROOM SEMI-DETACHED HOUSE
- OFFICE
- OFF ROAD PARKING
- VERY WELL PRESENTED HOUSE
- STUDY
- UTILITY/WC
- CUL-DE-SAC POSITION
- COUNCIL TAX BAND - C

Asking price £295,000

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





Residing within a cul-de-sac position comes offered for sale this very well presented, three bedroom semi-detached house. A lovely home that appreciates walks to the centre of the village as well as good school catchment and links to the M1 and A46. This ideal family home benefits briefly an Entrance Hall, Living Room through to Dining Room, Kitchen, Study, Utility/WC, First Floor Landing, Three Bedrooms and a Bathroom. There is a well maintained and established rear garden and from the front, off road parking. We recommend an internal viewing to fully appreciate.

#### ENTRANCE HALL

With a door to the study, radiator, stairs to the first floor landing and door to:

#### LIVING ROOM

13'5" x 12'10" (4.1 x 3.91)

Benefiting from a window to the front aspect, radiator, power points, log burner, TV point and archway through to

#### DINING ROOM

10'9" x 8'11" (3.28m x 2.72m)

Having power points, radiator, patio doors to the rear garden and access to

#### KITCHEN

10'9" x 8'11" (3.28m x 2.72m)

With a range of wall and base units and work surfaces, sink with a mixer tap, oven with extractor fan, windows to the side and rear aspects, power points and a door that leads to:

#### STUDY

11'10" x 7'5" (3.61m x 2.26m)

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

#### UTILITY/WC

Comprising a low level WC, Wash hand basin, wall and base units, plumbing for a washing machine, power points, boiler, heated towel rail and a window to the rear aspect.

#### FIRST FLOOR LANDING

Benefiting from loft access, window to the side aspect and doors to

#### BEDROOM

12'11" x 10'0" (3.94 x 3.05)

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

#### BEDROOM

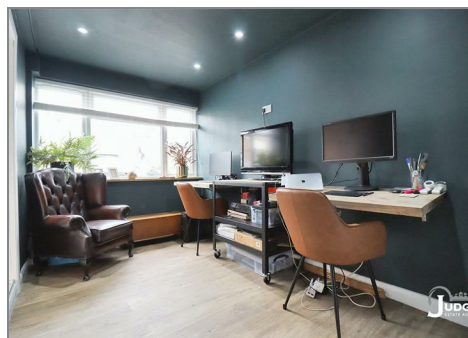
10'11" x 9'11" (3.33m x 3.02m)

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

#### BEDROOM

8'3" x 6'5" (2.51m x 1.96m)

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







#### BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, radiator and a window to the rear aspect. .

#### REAR GARDEN

A lovely garden that appreciates a patio with gated access to the mainly laid to lawn garden with borders home to a number of shrubs and plants. There is also a generously sized shed/workshop.

#### PARKING

From the front there is off road parking.

#### 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.



