



- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- GROUND FLOOR WC
- FOUR PIECE BATHROOM SUITE
- WELL ESTABLISHED, EYE-CATCHING GARDEN
- CUL-DE-SAC POSITION
- IDEAL FOR WALKS TO CENTRE OF VILLAGE
- COUNCIL TAX BAND - C

Asking price £319,950

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



Based within a cul de sac position within close proximity to the heart of this thriving, North Leicestershire Charnwood village comes offered for sale a very well presented and extended three bedroom semi-detached house. In brief this lovely home appreciates an Entrance Hall, WC, Living Room with French doors to the Lounge, Kitchen/Dining, First Floor Landing, Three Double Bedrooms and a Four Piece Bathroom Suite. To the outside there is a well established and eye-catching garden with patio seating areas. From the front there is brick paved off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

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

WC

Comprising a low level WC, wash hand basin and a window to the side aspect.

LIVING ROOM

23'3 x 10'11 (7.09m x 3.33m)

Benefiting from a window to the front aspect, radiator, power points, log burner and French doors that lead through to:

LOUNGE

11'5 x 10'11 (3.48m x 3.33m)

Having a window to the rear aspect, radiator, power points and door that leads to:

KITCHEN/DINING

23'5 x 10'4 - 9' (7.14m x 3.15m - 2.74m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral fridge/freezer, plumbing for a washing machine, extractor hood, tiled flooring, windows to the side and rear aspects, radiator, power points and a door to the side leading out to the rear garden.

FIRST FLOOR LANDING

Having a window to the side aspect, radiator and doors that lead through to:

PRIMARY BEDROOM

11'10 x 10'10 (3.61m x 3.30m)

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

BEDROOM

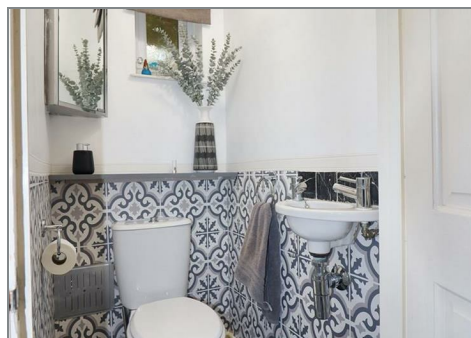
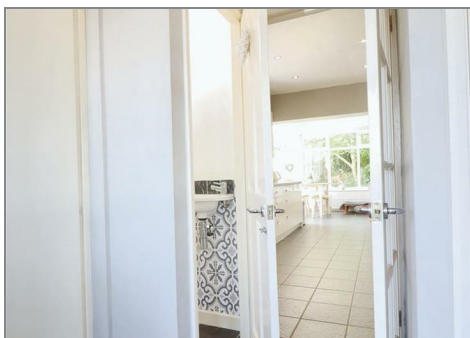
10'10 x 10' (3.30m x 3.05m)

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

BEDROOM

9'11 - 6'11 x 9'2 - 6'2 (3.02m - 2.11m x 2.79m - 1.88m)

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





BATHROOM

Comprising a low level WC, wash hand basin, bath, step up to a walk in shower, complimentary tiling, radiator and a window to the front aspect.

REAR GARDEN

A lovely garden that appreciates a brick paved patio that leads onto a laid to lawn garden that hosts borders home to a number of shrubs, plants and trees. There is paved seating area to the rear. The garden has a number of fruit trees and these include an apple, plumb and walnut trees.

PARKING

From the front there is brick paved off road parking that leads to:

GARAGE

Benefiting from an up and over door.

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

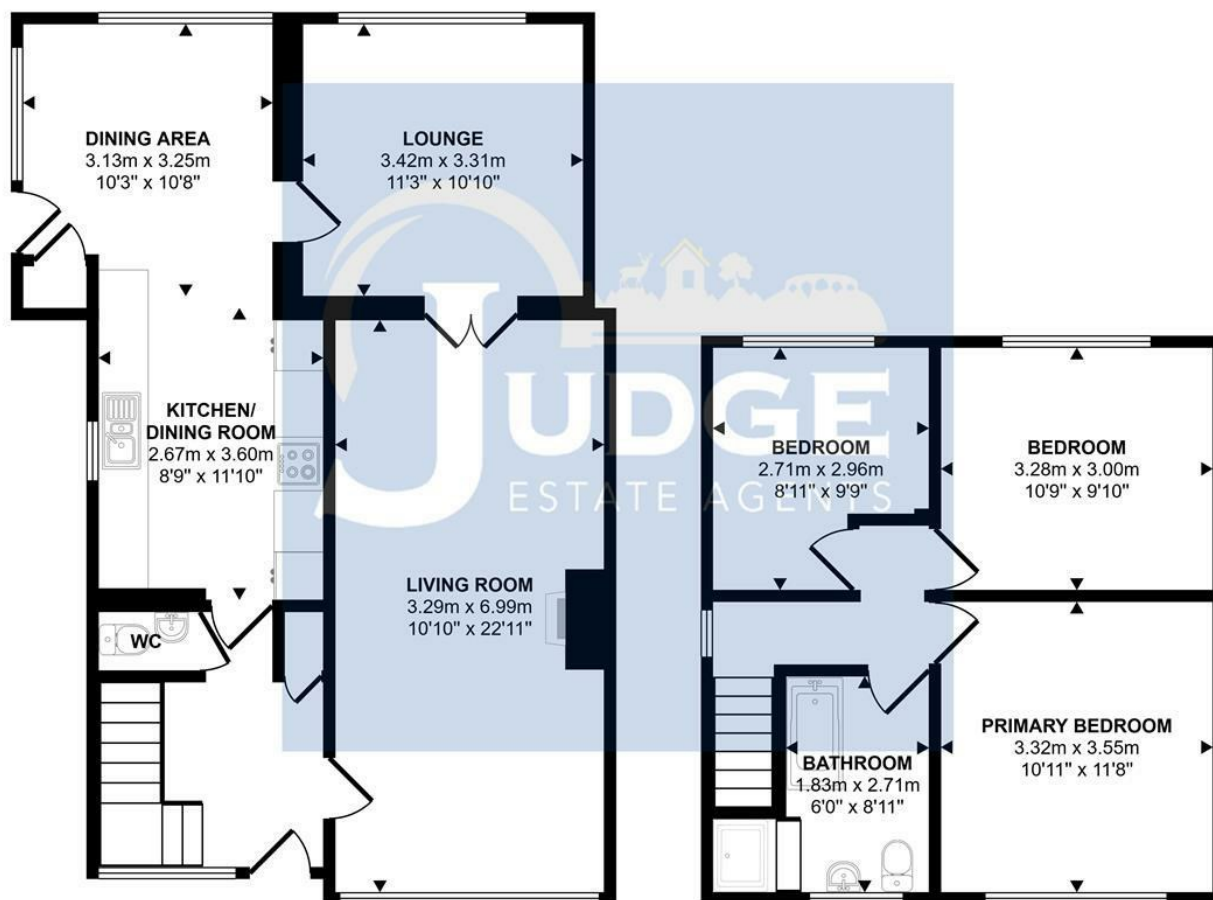
We always like any potential purchaser to follow our four steps

- 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.



Approx Gross Internal Area
108 sq m / 1166 sq ft



Ground Floor
Approx 67 sq m / 723 sq ft

First Floor
Approx 41 sq m / 443 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.

