



- TWO BEDROOM TERRACE HOUSE
- GROUND FLOOR WC
- NO UPWARD CHAIN

- OPEN PLAN LIVING/DINING ROOM
- LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX BAND - B

Offers over £199,950

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



A traditional two bedroom, well presented terrace house within close proximity to this thriving north Leicestershire village is offered for sale with no upward chain. This lovely home really makes an ideal first time purchase and in brief benefits from Living/Dining Room, Kitchen, WC, First Floor Landing, Two Bedrooms with Bathroom. To the rear there is a well presented and low maintenance garden. PLEASE VIEW OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.

LIVING/DINING ROOM

26'10 x 11'10 (8.18m x 3.61m)

Benefiting from a window to the front and rear aspects, power points, TV point, Radiator, Open Fireplace, Stairs leading to the first floor landing and door to:

KITCHEN

16'3 x 5'10 (4.95m x 1.78m)

There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, power points, windows to the side aspect and access to:

INNER HALL

There is a door to the side aspect to the garden and also access through to:

WC

Comprising a low level WC and Window to the Side aspect.

FIRST FLOOR LANDING

With doors to:

PRIMARY BEDROOM

13'2 x 11'11 (4.01m x 3.63m)

Benefiting from a window to the rear aspect, radiator, power points and door to:

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower Over, Complimentary tiling, Window to the side aspect and Heated towel rail.

BEDROOM

11'4 from wardrobes x 11'1 (3.45m from wardrobes x 3.38m)

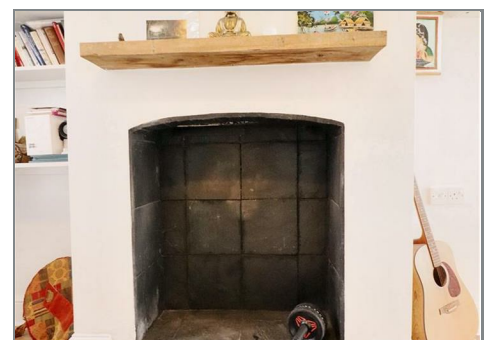
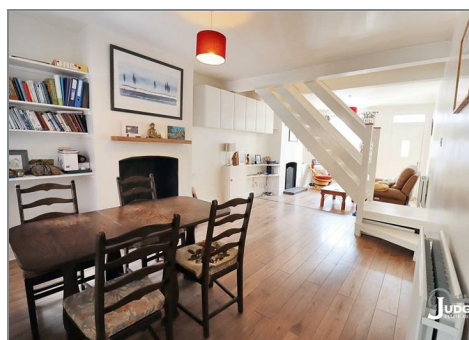
With a window to the front aspect, radiator, fitted wardrobes and power points.

REAR GARDEN

Having a patio with steps up to a pebbled and paved area with shed.

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 & FLOORPLAN

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.

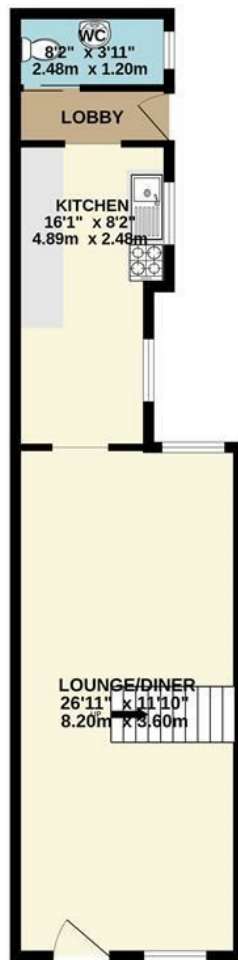
MONEY LAUNDERING

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 address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TERRACED HOUSE

TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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