

- DETACHED THREE BEDROOM HOUSE
- OFF ROAD PARKING
- NO UPWARD CHAIN

- LOW MAINTENANCE GARDEN
- HIGHLY FAVOURABLE VILLAGE LOCATION
- COUNCIL TAX BAND - D

Offers over £279,950



Value for money with this detached three bedroom house situated within a sought after location within Anstey village. Internally the property offers, Ent hall, Lounge, Dining through to Kitchen, Utility, First floor landing, Three bedrooms and Family bathroom. To the rear is a low maintenance garden with work shop and to the front there is Off road parking.

ENTRANCE HALL

Having power point, radiator, stairs to the first floor landing and doors to

WC

Comprising a low level WC.

LIVING ROOM

17'6" x 14'0" (5.33 x 4.27)

Benefiting from a window to the rear aspect, radiator, power points, TV point and patio doors to the rear garden.

DINING ROOM

15'4" x 8'8" (4.67 x 2.64)

With a window to the front aspect, radiator, power points, door to the side accessing to the rear garden and archway through to:

KITCHEN

11'2" x 8'3" (3.4 x 2.51)

Having a range of wall and base units with work surfaces, sink with a mixer tap, power points, radiator and a window to the front aspect.

UTILITY

With a window to the side aspect, power points and plumbing for a washing machine.

FIRST FLOOR LANDING

There is a window to the side aspect, access to the loft, fitted cupboard and doors that lead to:

PRIMARY BEDROOM

14'1" x 9'11" (4.3 x 3.02)

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

BEDROOM

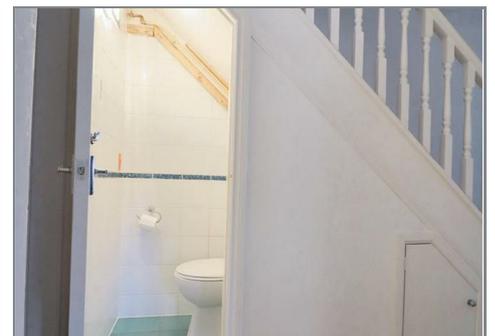
11'6" x 10'5" (3.5 x 3.18)

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

BEDROOM

11'1" x 7'2" (3.38 x 2.18)

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





BATHROOM

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

REAR GARDEN

A low maintenance garden that comprises mainly of a patio and gravelled area. There is an outbuilding that is in need of attention and renovation.

PARKING

To 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.



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 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



