



- VICTORIAN TWO BED SEMI-DETACHED HOUSE
- EYE-CATCHING AND GOOD SIZE GARDEN
- GROUND FLOOR WC
- VIEWING ADVISED
- MAINY TRADITIONAL FEATURES
- UTILITY
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- COUNCIL BAND - B

Asking price £265,000

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



This stunning two bedroom, Victorian semi-detached house titled 'Bradgate Cottages' is close to the heart of this thriving village centre. Full of character this lovely home enjoys accommodation comprising of a Living Room, Dining Room, Kitchen, Utility, WC, First Floor Landing, Two Bedrooms and a Bathroom. To the rear there is a generous and well-maintained garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### LIVING ROOM

15'2" - 12'1" x 12'0" (4.62 - 3.68 x 3.66)

Benefiting from a window to the front aspect, radiator, power points, TV point, electric fire, under stairs cupboard and access to:

#### DINING ROOM

12'1" x 11'11" (3.68m x 3.63m)

Having a window to the rear and side aspect, radiator, power points, stairs to the first-floor landing and door to:

#### KITCHEN

12'6" x 6'11" (3.81 x 2.11)

With a range of wall and base units with roll top work

surfaces, sink with mixer tap, integral oven, grill, hob with extractor, window to the side aspect, door to the side aspect and door to:

#### UTILITY

7'4" x 7'1" (2.24 x 2.16)

There is a window to the side aspect, plumbing for a washing machine & dishwasher, power points and door to:

#### WC

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

#### FIRST FLOOR LANDING

Having doors to:

#### PRIMARY BEDROOM

12'1" x 12'2" (3.68m x 3.71m)

With a window to the front aspect, radiator, power points and built-in cupboard.

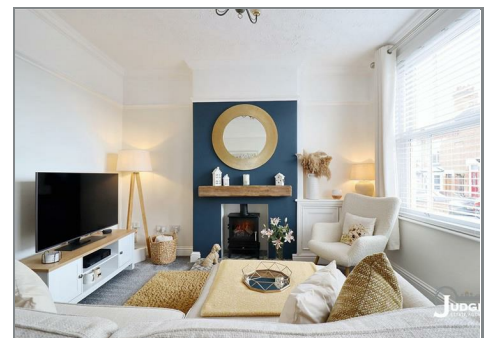
#### SECOND BEDROOM

12'1" x 8'11" (3.68 x 2.72)

Having a window to the rear aspect, radiator, power points and built-in cupboard.

#### BATHROOM

Comprising from a low-level WC, Wash hand basin, Bath with Complimentary tiling, Radiator and Window to the rear aspect.





#### REAR GARDEN

A well maintained and extensive garden which enjoys a patio that leads to a mainly laid to lawn area with borders home to a number of plants and a pathway leading to the rear where there is a secondary patio. There is gated access to the front of the property as well.

#### 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

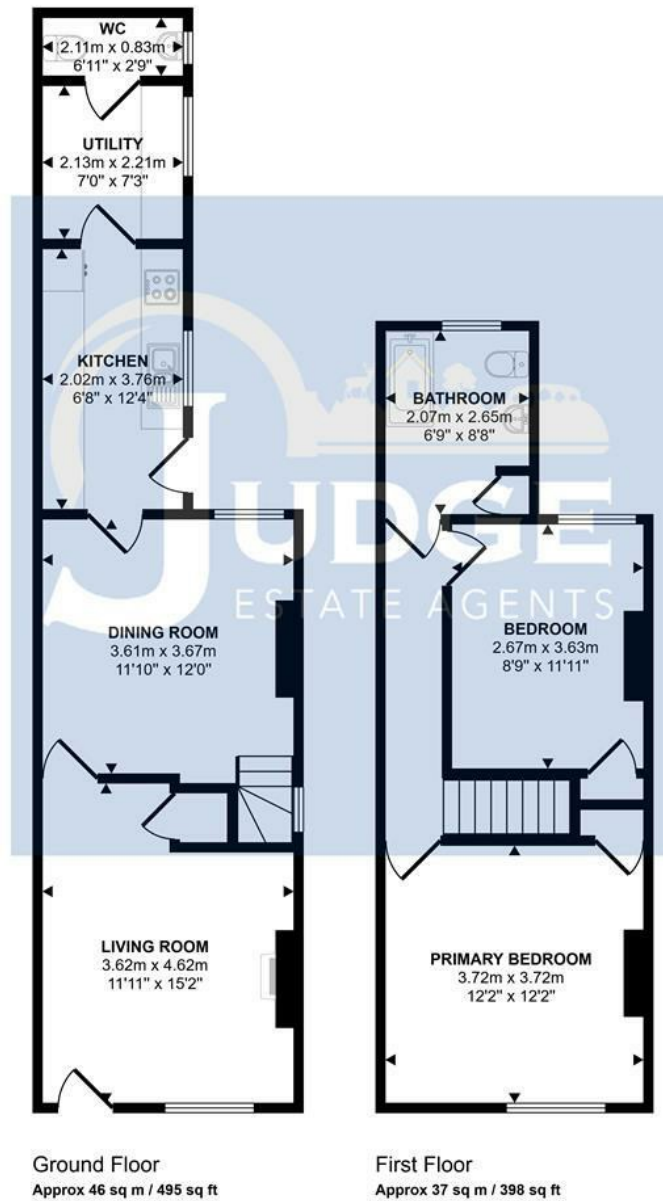
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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



Approx Gross Internal Area  
83 sq m / 892 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.

