



- TWO BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING & GARAGE
- LOW MAINTENANCE GARDEN
- CLOSE TO THE CENTRE OF VILLAGE

- CORNER PLOT
- IMMACULATELY PRESENTED
- CUL DE SAC POSITION
- COUNCIL TAX BAND - C

Asking price £286,000

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



This immaculately presented two bedroom detached bungalow resides upon a corner plot whilst also being in a cul de sac position offering close links to the centre of this thriving Charnwood village. Internally this lovely home benefits in brief an Entrance Porch, Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Shower Room. There is a low maintenance, eye-catching garden as well as Off Road Parking from the front and Off Road Parking from the rear that then leads to the Detached Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having a radiator, power point, fitted cupboard and doors that lead to:

LIVING ROOM

13'11 x 10'11 (4.24m x 3.33m)

Benefiting from a window to the side aspect, power points, radiator, TV point, Patio doors to the rear aspect accessing the rear garden.

KITCHEN/BREAKFAST

10'11 x 10' (3.33m x 3.05m)

With a range of wall and base units and work surfaces, sink with drainer, integral oven, hob and extractor, integral fridge/freezer, washing machine (Optional), radiator, power points, window and door to the rear aspect.

PRIMARY BEDROOM

10'11 x 10'3 (3.33m x 3.12m)

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

BEDROOM

10'11 x 10' (3.33m x 3.05m)

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

SHOWER ROOM

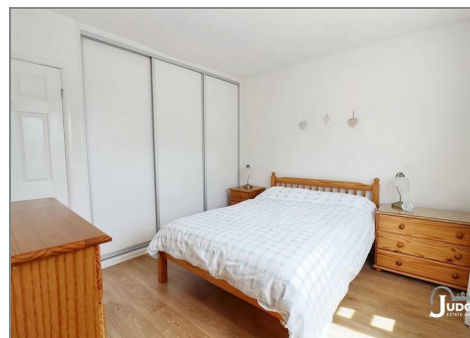
Comprising a low level WC, wash hand basin, walk in shower, airing cupboard, heated towel rail, window to the side aspect, airing cupboard with combination boiler and loft access where the vendors advised is partly boarded.

REAR GARDEN

A beautiful garden that appreciates a patio that leads onto an artificial lawn with borders home to a number of shrubs, plants and trees. There is also a gate to access the off road parking and a door to the garage.

PARKING

From the front there is gravelled off road parking for a number of vehicles whilst to the very rear, there is gated access to off road parking that leads to:





GARAGE

20'3 x 8'10 (6.17m x 2.69m)

Benefiting from an up and over door with a double glazed window and door to the rear garden.

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

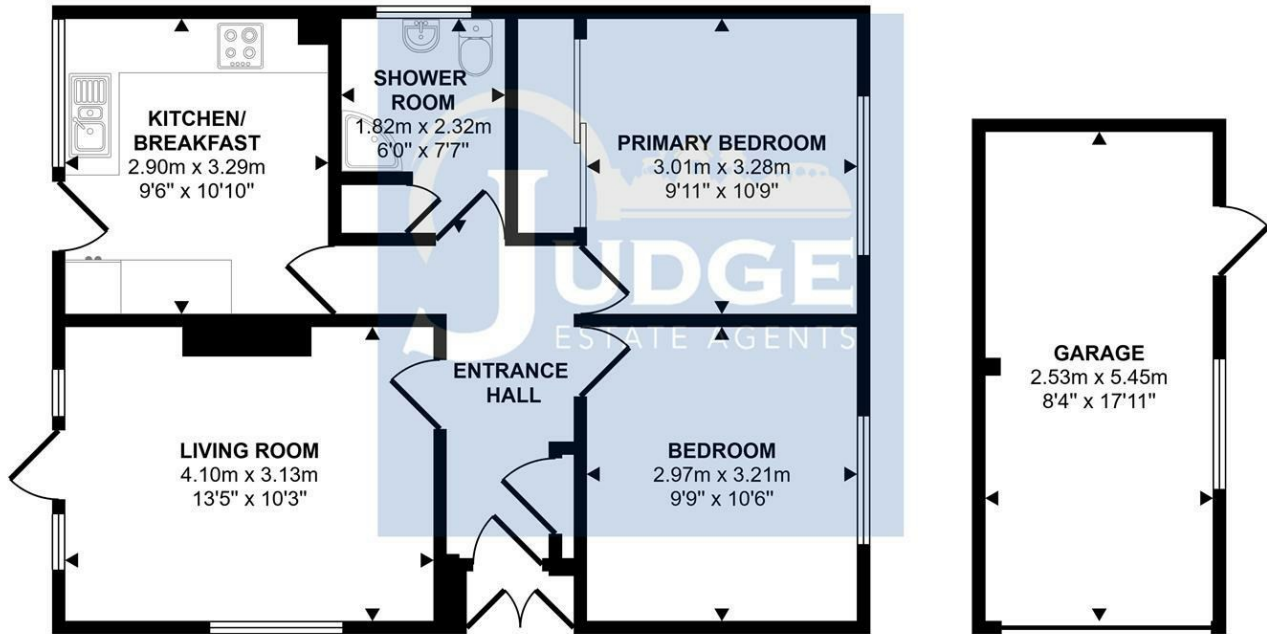
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of



Approx Gross Internal Area
72 sq m / 774 sq ft



Floorplan

Approx 58 sq m / 625 sq ft

Garage

Approx 14 sq m / 149 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.

