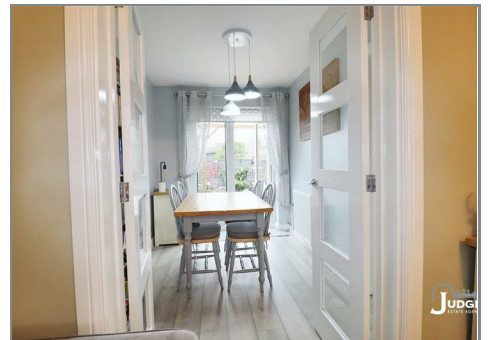




- THREE BEDROOM TOWNHOUSE
- GROUND FLOOR WC
- GREAT LINKS TO MOTORWAY AND A46
- ALLOCATED OFF ROAD PARKING
- IDEAL FOR ACCESS TO THE CENTRE OF VILLAGE
- COUNCIL TAX BAND - B

40% Shared ownership £100,000

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



JUDGE
ESTATE AGENTS

SHARED OWNERSHIP 40%

We are happy to offer this fantastic house located within the heart of this thriving village in Leicestershire. The property in brief offers an Entrance hall, Living room, Kitchen, First floor landing, Three bedrooms and Bathroom. To the rear there is a beautifully kept rear garden and there is also allocated off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having stairs leading to the first floor landing, radiator and doors to:

WC

Comprising a low level WC, Wash hand basin, Radiator and Window to the front aspect.

LIVING ROOM

12'2 x 11'7 - 11'5 (3.71m x 3.53m - 3.48m)

Benefiting from a bow window to the front aspect, radiator, power points, TV point, under stairs cupboard and French doors that gives access through to:

DINING ROOM

9'4 x 7'1 (2.84m x 2.16m)

Having patio doors to the rear aspect, radiator, power point and access to:

KITCHEN

9'3 x 7'2 (2.82m x 2.18m)

There are a range of wall and base units with work surfaces, sink with mixer tap, power points, window to the rear aspect, plumbing for a washing machine, airing cupboard with boiler (Vendor advised fitted 2025) and radiator.

FIRST FLOOR LANDING

With loft access (Vendor advised partially boarded), power point and doors to:

PRIMARY BEDROOM

11'8 x 8'6 (3.56m x 2.59m)

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

BEDROOM

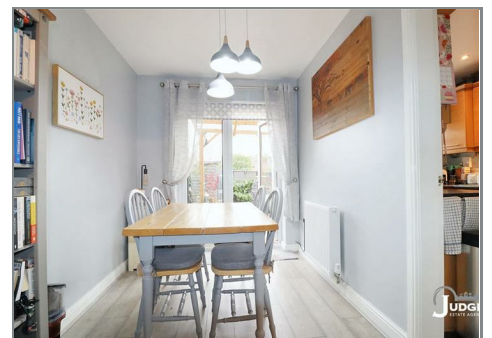
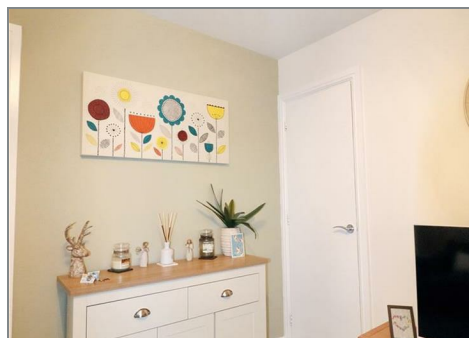
10'9 x 8'6 - 6'6 (3.28m x 2.59m - 1.98m)

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

BEDROOM

7'11 x 5'4 (2.41m x 1.63m)

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





SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in shower, Complimentary tiling, Window to the front aspect, Heated towel rail and an Airing cupboard.

REAR GARDEN

This lovely, low maintenance garden appreciates a sheltered decked seating area, that leads to a gravelled garden with borders home to a number of shrubs and plants, shed and secondary decked seating area.

PARKING

To the rear there is allocated off road parking.

SHARED OWNERSHIP MONTHLY RENTAL PAYMENT

The vendor has advised that £307.16 a month to Stonewater Housing association.

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

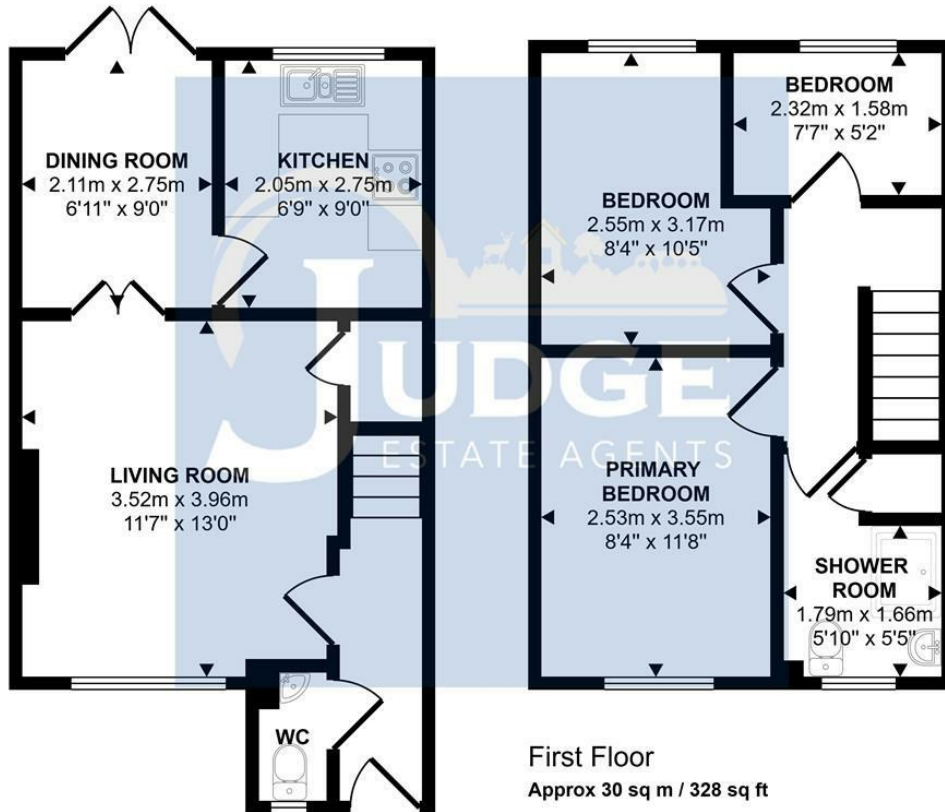
We always like any potential purchaser to follow our four steps

- 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
63 sq m / 683 sq ft



Ground Floor
Approx 33 sq m / 355 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		72
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

