



- THREE BEDROOM DETACHED BUNGALOW
- LOW MAINTENANCE GARDEN
- 33'11 LONG DETACHED GARAGE
- CLOSE TO SHOPS AND HAIRDRESSERS

- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- OFF ROAD PARKING
- CLOSE TO BUS STOP
- COUNCIL TAX BAND - D

Offers over £264,000

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



Ready for the next owner to add 'their own touch' comes offered for sale this three bedroom detached Bungalow. Located within a highly sought after village, this lovely home benefits in brief of an Entrance Hall, Living/Dining, Kitchen, Three Bedrooms and a Shower Room. To the outside there is a low maintenance Rear Garden and from the front there is Off Road Parking that leads to a Detached Garage measuring 33'11 x 7'1. PLEASE NOTE WE WILL BE HOSTING A BLOCK VIEWING DAY ON THIS FANTASTIC OPPORTUNITY.

ENTRANCE HALL

There is a window to the side aspect, power point, loft access, airing cupboard and doors that leads to:

LIVING/DINING ROOM

17'11 x 11'5 (5.46m x 3.48m)

Benefiting from a bow fronted window, radiator, power points and TV point.

KITCHEN

14'11 x 7'10 (4.55m x 2.39m)

There are a host of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob and extractor, power points, plumbing for a washing machine, radiator, windows to both the rear and side aspects and a door to the side aspect.

PRIMARY BEDROOM

11'5 maximum x 11'5 (3.48m maximum x 3.48m)

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

BEDROOM

10'1 x 9'10 maximum (3.07m x 3.00m maximum)

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

BEDROOM

11'5 x 7'10 (3.48m x 2.39m)

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

SHOWER ROOM

Comprising a low level WC, wash hand basin, shower, radiator, complimentary tiling and a window to the side aspect.

REAR GARDEN

There is a mainly paved area that is home to a number of borders that enjoy a variety of shrubs and plants. There is also a shed and greenhouse to the rear garden as well as access through to the front of the property.

PARKING

From the front there is brick paved off road parking that leads to:





GARAGE

33'11 x 7'1 (10.34m x 2.16m)

Benefiting from an up and over door with the facilities of both power and lighting.

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

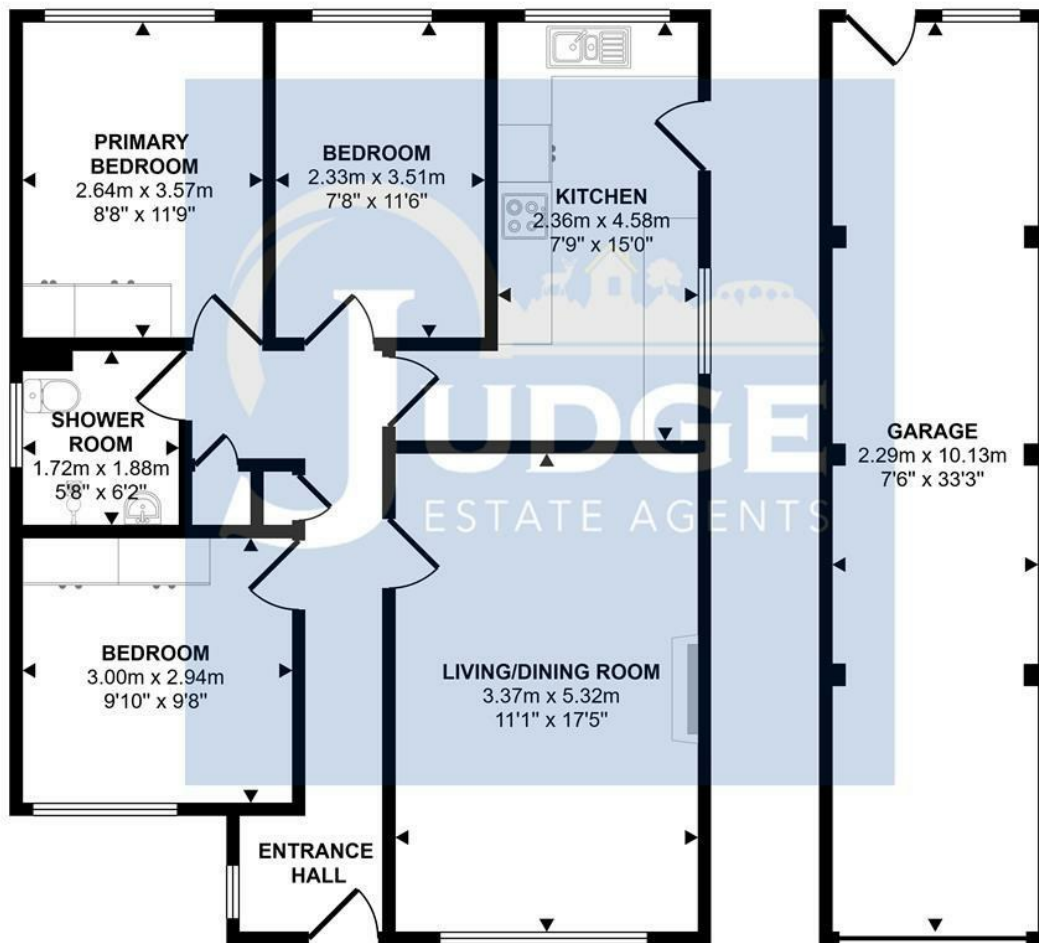
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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
96 sq m / 1035 sq ft



Floorplan

Approx 73 sq m / 785 sq ft

Garage

Approx 23 sq m / 249 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Your fully independent professional family run
Estate Agency for full advice on
Property and Land Sales, Probate, New Build and Investment.

13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ
0116 236 7000 | sales@judgeestateagents.co.uk
<https://www.judgeestateagents.co.uk>