



- THREE BEDROOM SEMI-DETACHED HOUSE
- LOW MAINTENANCE REAR GARDEN
- READY FOR NEXT OWNER TO ADD OWN VISION
- OFF ROAD PARKING & GARAGE
- CLOSE TO THE CENTRE OF ANSTEY VILLAGE
- COUNCIL TAX BAND - C

Offers in the region of £239,950

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





Located close to the heart of this thriving North Leicestershire village comes offered for sale this three bedroom semi-detached house. Ready for the next owner to add their own vision to, this lovely home benefits briefly of an Entrance Porch, Living/Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. To the rear there is a low maintenance garden and from the front there is a laid to lawn area as well as off road parking that leads to the Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE PORCH

There is a fitted cupboard and a door that leads to:

#### LIVING/DINING ROOM

21'9" - 12'10" x 10'11" - 8'9" (6.63m - 3.91m x 3.33m - 2.67m)  
Benefiting from windows to the front and rear aspects, radiator, power points, TV point, feature fire surround, stairs leading up to the first floor landing and a door that leads to:

#### KITCHEN

10'8" x 8'6" (3.25m x 2.59m)  
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, integral fridge, integral freezer, radiator, power points, window and door to the rear aspect.

#### FIRST FLOOR LANDING

There is a power point and doors that lead to:

#### BEDROOM

11'4" x 9'5" (3.45m x 2.87m)  
Benefiting from a window to the front aspect, radiator and power points.

#### BEDROOM

10'4" x 9'6" (3.15m x 2.90m)  
Having a window to the rear aspect, radiator, power points and fitted wardrobes.

#### BEDROOM

10'2" x 6'6" (3.10m x 1.98m)  
There is a window to the front aspect, radiator and power points.

#### BATHROOM

7'8" x 6'1" (2.34m x 1.85m)  
Comprising a low level WC, wash hand basin, bath, complimentary tiling, radiator, airing cupboard, loft access and a window to the rear aspect.

#### REAR GARDEN

A low maintenance garden that appreciates a mainly paved area having steps up to more paved patio with borders. There is an outside tap and access alongside the property.

#### PARKING

There is off road parking from the front that leads to:







#### **GARAGE**

16'7 x 8'7 (5.05m x 2.62m)

Benefiting from an up and over door with the facilities of 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**

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.

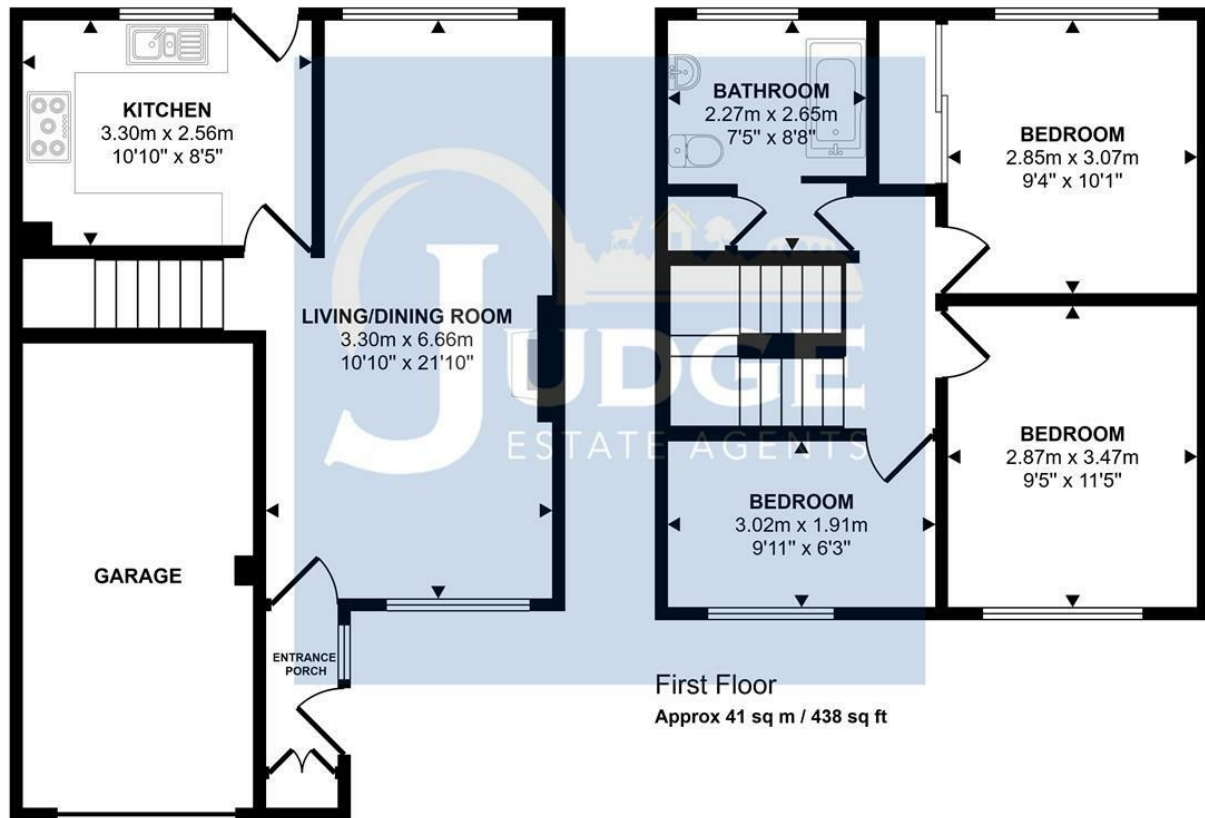
#### **MONEY LAUNDERING**

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



Approx Gross Internal Area  
90 sq m / 967 sq ft



Ground Floor  
Approx 49 sq m / 529 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.

