



- FOUR BEDROOM DETACHED HOUSE
- IDEAL FAMILY HOME
- FOUR PIECE BATHROOM SUITE
- SOUGHT AFTER LOCATION

- CUL-DE-SAC POSITION
- GROUND FLOOR WC
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND - D

Asking price £368,000

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



Located within a Cul-De-Sac in this highly regarded development close to the edge of this thriving village comes offered for sale a well presented, four bedroom detached house ideal for a family. In brief this lovely home benefits from an Entrance Hall, WC, Living/Dining Room, Kitchen/Breakfast, First Floor Landing, Four Bedrooms and a Four Piece Bathroom Suite. There is a landscaped and eye-catching rear garden. From the front there is gravelled off road parking and a Garage ideal for storage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor and doors that lead to:

LIVING/DINING ROOM

20'4 x 10'9 (6.20m x 3.28m)

Benefiting from a window to the front aspect, radiator, power points, TV point, Patio doors to the rear aspect and a door to:

KITCHEN/BREAKFAST

15'8 x 11'5 - 7'7 (4.78m x 3.48m - 2.31m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, plumbing for a washing machine, under stairs cupboard, radiator and power points.

FIRST FLOOR LANDING

Having access to the Loft, power point and doors that lead to:

PRIMARY BEDROOM

11'2 x 10'10 (3.40m x 3.30m)

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

BEDROOM

11'3 x 8'4 (3.43m x 2.54m)

Having a window to the front aspect, radiator, power points, fitted cupboard and built in cupboard.

BEDROOM

8'10 x 7'11 (2.69m x 2.41m)

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

BEDROOM

6'11 x 5'11 (2.11m x 1.80m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Bath with shower over, Heated towel rail, Complimentary tiling and a Window to the rear aspect.

REAR GARDEN

An eye-catching, landscaped garden with a patio area that leads to an artificial lawn garden having raised gravelled borders and to the rear there is a decked area with a Summer house.





PARKING

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

GARAGE/STORE

Perfect for storage.

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 Woollen 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 & FLOORPLAN

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



