

- TWO BEDROOM SEMI-DETACHED HOUSE
- GROUND FLOOR WC
- CONSERVATORY
- AMPLE OFF ROAD PARKING

- OPTIONAL GROUND FLOOR STUDY/THIRD BEDROOM
- UTILITY
- COTTAGE GARDEN
- COUNCIL TAX BAND - B

Asking price £288,000

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





Giving an option of a third bedroom on the ground floor with a study/bedroom comes offered for sale this well presented two bedroom bay fronted semi-detached house. A lovely home that offers in brief of an Entrance Hall, Living Room, Kitchen/Dining Room, WC, Utility, Conservatory, Study/Bedroom, Side Porch, First Floor Landing, Two Bedrooms and a Four Piece Bathroom Suite. To the rear there is a good sized, well established garden with various areas including a Kitchen Garden. From the front there is ample Off Road Parking.

#### ENTRANCE HALL

There are stairs leading up to the first floor and a door that leads to:

#### LIVING ROOM

13'7 - 8'9 x 12'11 (4.14m into bay x 3.94m)

Benefiting from a bay fronted window, radiator, power points, log burner and a door that leads to:

#### KITCHEN/DINING ROOM

17'7 - 8'9 x 14'9 - 10'4 (5.36m - 2.67m x 4.50m - 3.15m)

Having a range of wall and base units and work surfaces, sink with mixer tap and drainer, integral oven, grill and hob with extractor, radiator, power points, windows to the side aspects and doors that lead to:

#### WC

Comprising a low level WC, wash hand basin, heated towel rail and a window to the side aspect.

#### UTILITY

There are wall units with work surface, power points and plumbing for a washing machine.

#### SIDE PORCH

There is a door that leads to a lean to porch leading across the side of the property to the front of this lovely home.

#### CONSERVATORY

10' x 9'6 (3.05m x 2.90m)

With windows to the rear and side aspects, power points and patio doors to the rear garden.

#### STUDY/THIRD GROUND FLOOR BEDROOM

9' x 6'11 (2.74m x 2.11m)

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

#### FIRST FLOOR LANDING

There is a window to the side aspect and doors that lead to:

#### BEDROOM

14'1 - 11' from fitted wardrobe x 10'9 (4.29m - 3.35m from fitted wardrobe x 3.28m)

Benefiting from a bay fronted window with seating, radiator, fitted wardrobes and power points.







#### BEDROOM

11' x 8'9 - 6'10 (3.35m x 2.67m - 2.08m)

Having a window to the rear aspect, radiator, power points, fitted wardrobes and access to the loft.

#### BATHROOM

7'10 x 6'9 (2.39m x 2.06m)

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, window to the rear aspect, heated towel rail and an airing cupboard.

#### REAR GARDEN

This charming garden enjoys various seating areas with brick paved pathway, laid to lawn area with shrubs and plants, summer house measuring 9'6 x 9'6. There is a sheltered workshop/potting area, kitchen garden with raised border and compost borders. A garden that needs to be seen to appreciate.

#### PARKING

From the front there is ample off road parking for a number of vehicles.

#### 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

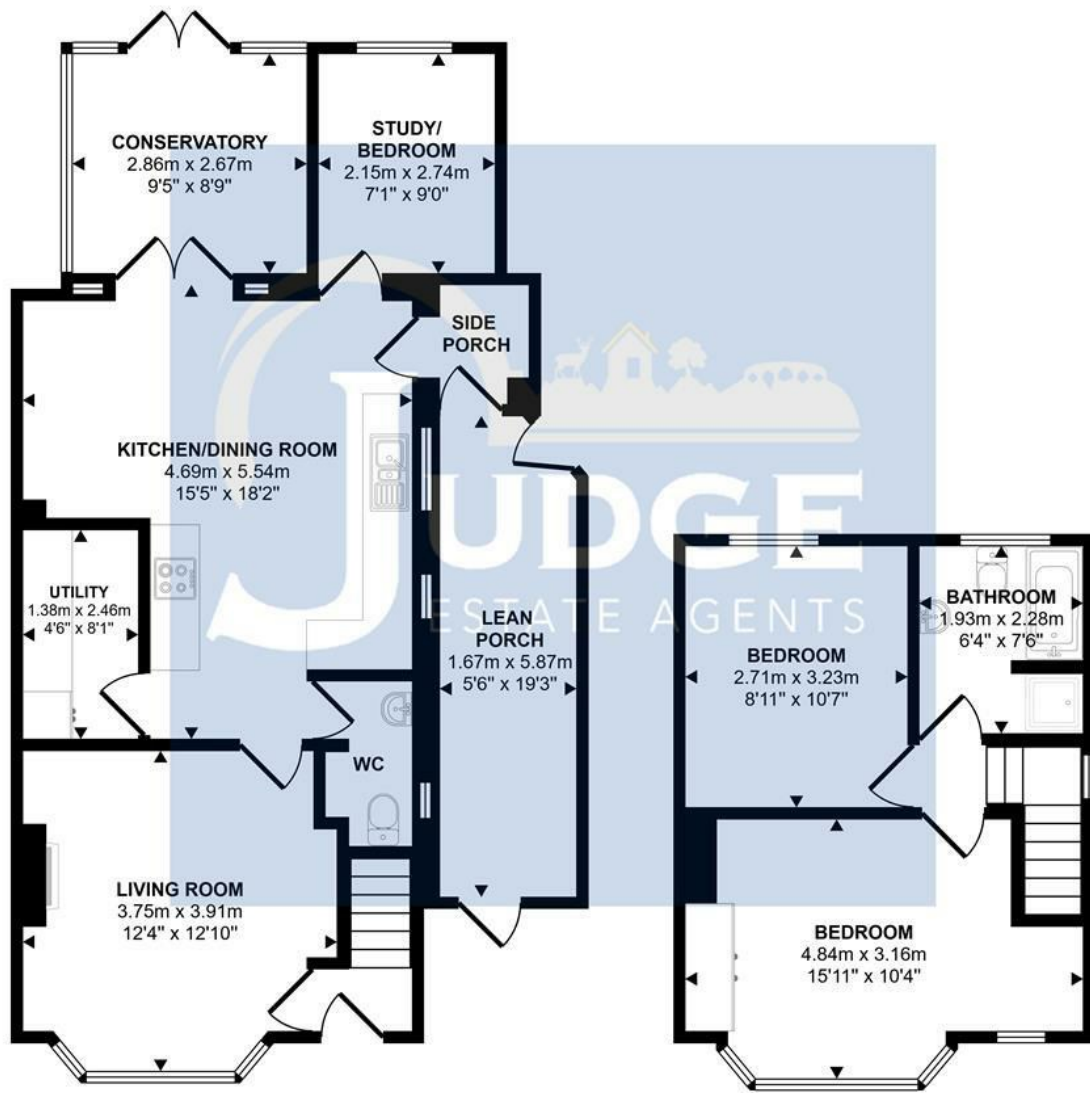
We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability





Approx Gross Internal Area  
102 sq m / 1103 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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