

- FOUR BEDROOM DETACHED HOUSE
- TWO EN-SUITE BEDROOMS
- GROUND FLOOR WC
- IDEAL FOR ACCESS TO M1 AND A46
- UNDERFLOOR HEATING ON GROUND FLOOR
- OPEN KITCHEN/DINING/LOUNGE
- OFF ROAD PARKING AND INTEGRAL GARAGE
- COUNCIL TAX BAND - F

Asking price £460,000

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



An impressive, four double bedroom detached family home situated upon a small modern development comes offered for sale. This ideal family home boasts underfloor heating on the ground floor with Bi-folding doors to a generous rear garden and in brief this lovely home comprises an Entrance Hall, WC, Living Room, Kitchen/Dining/Lounge, Utility, First Floor Landing, Four Bedrooms with two having En-Suite shower rooms as well as a main family Bathroom. There is a well established rear Garden and from the front, Off Road Parking that leads to a Garage. Judge Estate Agents highly advise on an internal viewing to fully appreciate.

**ENTRANCE HALL**

There are stairs that lead up to the first floor landing, an under stairs cupboard, window to the front aspect and doors that give access to:

**WC**

Comprising a low level WC and a wash hand basin.

**LIVING ROOM**

20'6 x 13'9 - 12'7 (6.25m x 4.19m - 3.84m)

Benefiting from a bay fronted window and power points.

**KITCHEN/DINING/LOUNGE**

24'9 x 13' - 10'6 (7.54m x 3.96m - 3.20m)

There is a range of wall and base units with work surfaces,

sink with a mixer tap, island with breakfast bar, integral oven and hob and extractor. There is an integral microwave, power points, windows to the rear aspect, Bi-Folding doors to the rear aspect leading onto the garden and there is a door that leads to:

**UTILITY/REAR PORCH**

With wall and base units a sink with mixer tap, window to the rear aspect, power points, door to the side aspect and a door that leads to the Garage.

**FIRST FLOOR LANDING**

There is a radiator and doors that lead to:

**PRIMARY BEDROOM**

16'8 x 12'4 (5.08m x 3.76m)

Benefiting from a window to the front aspect, radiator, power points and a door that leads to:

**EN-SUITE**

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

**BEDROOM**

11'8 x 10' (3.56m x 3.05m)

Having a window to the front aspect, radiator, cupboard, power points and a door that leads to:

**EN-SUITE**

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





#### BEDROOM

13' x 8'5 (3.96m x 2.57m)

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

#### BEDROOM

11'2 x 8'4 (3.40m x 2.54m)

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

#### BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, window to the rear aspect, complimentary tiling and a heated towel rail.

#### REAR GARDEN

A well established garden that comprises a patio that leads to a nicely laid to lawn with well stocked borders.

#### PARKING

From the front there is off road parking that is partly brick paved and then gravelled accompanied with a laid to lawn garden. The driveway leads to:

#### GARAGE

18'7 x 9'9 (5.66m x 2.97m)

Benefiting from double doors and 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, J22 & J23 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.

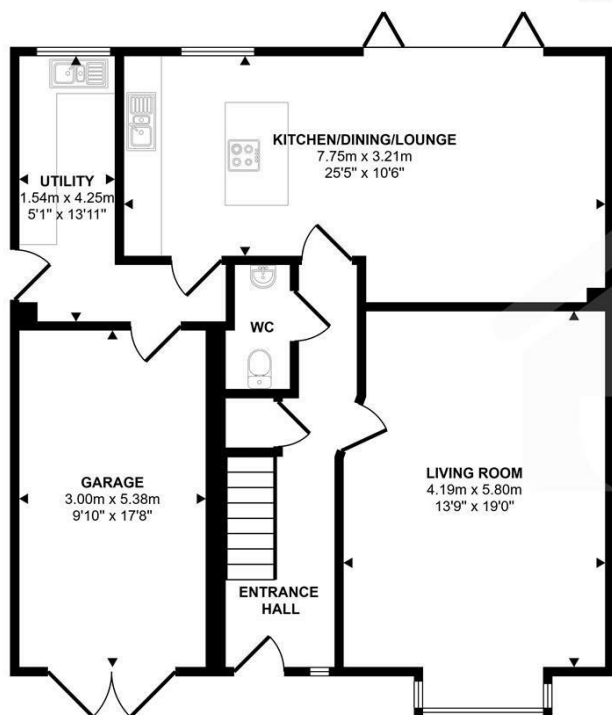
#### VIEWINGS

We always like any potential purchaser to follow our four steps

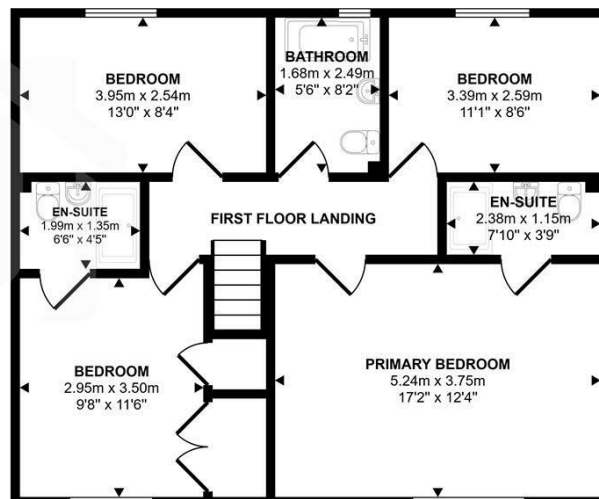
- 1) Read property description
- 2) Look at Floorplan



Approx Gross Internal Area  
166 sq m / 1790 sq ft



Ground Floor  
Approx 94 sq m / 1012 sq ft



First Floor  
Approx 72 sq m / 778 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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