



- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
- HIGHLY SOUGHT AFTER LOCATION
- IDEAL FOR LINKS TO CITY CENTRE ACCESS & MOTORWAY
- OFF ROAD PARKING & GARAGE
- SPACIOUS KITCHEN/DINING/LOUNGE
- COUNCIL TAX BAND - C

Offers over £345,000



Located within a highly regarded location, Judge Estate Agents are happy to offer to the market this extended, three bedroom semi-detached house. This fantastic house is ready for the next owner to add their own touches briefly benefits from an Entrance Porch, Entrance Hall, Living Room, Kitchen area through to a Dining/Lounge area, First Floor Landing, Three Bedrooms and a Bathroom. There is ample off road parking from the front that leads to a Garage and to the rear is a good sized and mature garden.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

With stairs leading to the first floor landing, radiator, window to the side aspect and doors that lead to:

LIVING ROOM

16'8 x 11'10 (5.08m x 3.61m)

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

KITCHEN AREA

18'3 x 10'8 - 9'3 (5.56m x 3.25m - 2.82m)

Having a range of wall and base units and work surfaces,

integral oven, grill and hob with extractor, plumbing for a washing machine, double sink and mixer tap, door to the side aspect, power points and then there is access through to:

DINING/LOUNGE

18'5 x 9'3 (5.61m x 2.82m)

Benefiting from Velux windows, power points as well as windows and patio doors to the rear aspect.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access (Vendor advises is part-boarded), window to the side aspect and doors that lead to:

BEDROOM

14'6 x 10'10 (4.42m x 3.30m)

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

BEDROOM

12' - 10'2 x 12' maximum (3.66m - 3.10m x 3.66m maximum)

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

BEDROOM

7'9 x 7'4 (2.36m x 2.24m)

There is a window to the side aspect, porthole style window to the front aspect, radiator and power points.





BATHROOM

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

REAR GARDEN

A mature and established garden that has a patio that steps down to a mainly laid to lawn area with borders home to many shrubs and trees. There is another patio to the end with shed as well.

PARKING

From the front there is ample off road parking that leads alongside the property to:

GARAGE

17'4 x 8'10 (5.28m x 2.69m)

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
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

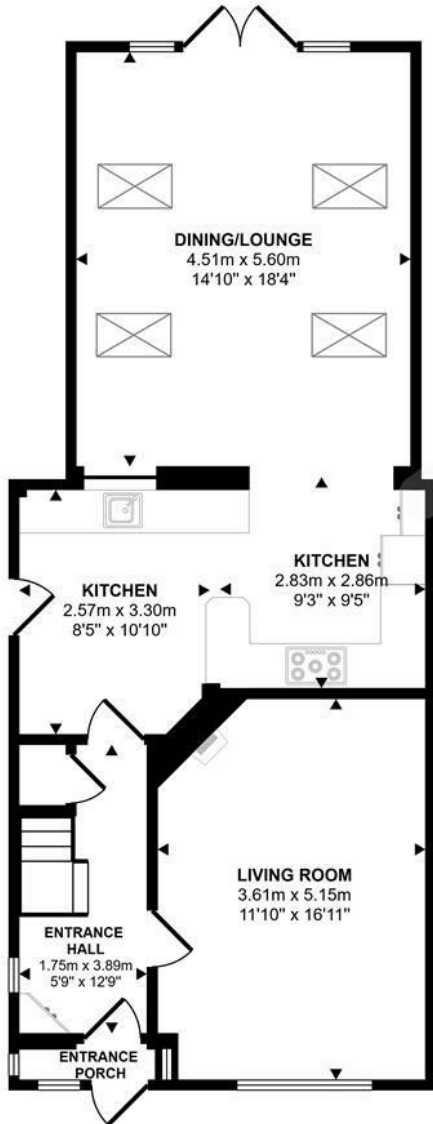
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

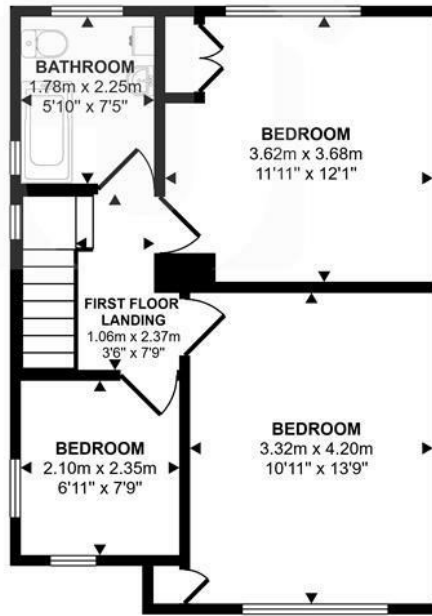
Purchasers should note that if a floor plan is included within



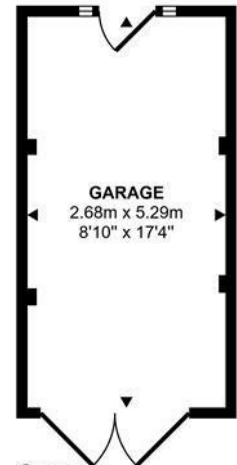
Approx Gross Internal Area
128 sq m / 1377 sq ft



Ground Floor
Approx 71 sq m / 759 sq ft



First Floor
Approx 43 sq m / 465 sq ft



Garage
Approx 14 sq m / 152 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		71	78
	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		

