



ROY GREEN
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

40 Hollow Road,
Anstey | Leicestershire | LE7 7FQ



This is a very rare and unique property we have to offer for the village of Anstey. This property has great history and has played a great part in the heritage and stamp on this great village. Accompanied with this generously sized home is a coach house and stable, the property itself has appreciated the highest level of renovation by the current home owner, thinking out what now is a fantastic, immaculate four bedroom family home. The property appreciates original flooring and new sash windows and in brief this lovely home offers Entrance hall, Living Room, Dining Room, Kitchen/Breakfast, Utility, WC, First Floor, Four double bedrooms and a four piece Bathroom. To the rear there is a generously sized garden, off road parking from the front to the rear of the property leading to Coach House and Stable (13'2 x 7'7). An internal viewing comes highly advised however PLEASE WATCH OUR VIRTUAL VIEWING VIDEO FOR MORE INSIGHT.

Asking price £435,000



40 Hollow Road,

ENTRANCE PORCH

With a door to:

ENTRANCE HALLWAY

With tiled flooring, door to the side of the property, radiator and doors to:

LIVING ROOM 14'5 into bay x 11'6

Benefiting from bay fronted sash window, radiator, power points, TV point, Open fire, wood flooring and fitted storage.

DINING ROOM 15' x 12'3

Having a window to the side aspect, power points, TV point, feature surround, fitted storage, dual door for storage and access to stairway leading to the first floor landing and door to:

KITCHEN/BREAKFAST 19'3 x 11'3

Having wall and base units with wood work surfaces, belfast style sink with drainer and mixer tap, range oven, two Velux windows to the rear aspect, radiator, power points, French doors to the rear garden, windows to the rear and side aspects and doors to:

WC

Comprising a low level WC, Wash hand basin, Window to the side aspect and Radiator.

UTILITY

With wall and base units with work surfaces, sink with mixer tap, plumbing for washing machine, radiator, power points and a window to the side aspect.

FIRST FLOOR LANDING

With a window to the side aspect, power point and doors to:

MASTER BEDROOM 15'2 x 12'

Benefiting from two sash windows with storage seating under to the front aspect, radiator, power points, TV point and fitted storage.

MEZZANINE BEDROOM 13' x 12'2 - 9'

A fantastic room with Velux windows, built in cupboard, power points, TV point, Steps up to a seating area/snug and radiator.

THIRD BEDROOM 13'7 x 8'3

With a window to the front aspect, radiator, power points, fitted cupboard and a window to the side aspect.

FOURTH BEDROOM 9'10 x 9'10

Having a window to the rear aspect, radiator, power points, fitted cupboard and TV point.

BATHROOM

Comprising a Free standing Bath, Walk in shower, WC, Wash hand basin, Heated towel rail, Tiled flooring and Window to the side aspect.

REAR GARDEN

A beautiful, eye-catching garden which has a paved seating, decked seating areas, mainly laid to lawn with borders home to a variety of shrubs and plants and a Summer house. There is also access to the Barn which has double doors from the front, window and door to the side aspect and power points.

PARKING

From the front there is off road parking with gated access for further along the side of this wonderful house.

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.

Property at a Glance

- PERIOD FEATURES
- COACH HOUSE AND STABLE
- IMMACULATELY RENOVATED
- GENEROUS ACCOMMODATION
- EYE-CATCHING GARDEN
- HEART OF THRIVING VILLAGE
- IDEAL FAMILY HOUSE
- OFF ROAD PARKING
- 3.6 MILES TO BRADGATE PARK
- COUNCIL TAX BAND - C



Roy Green

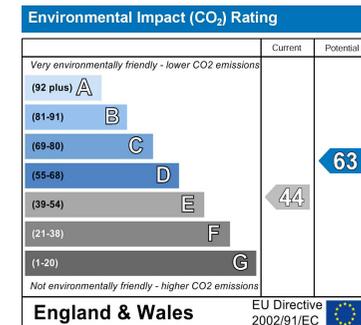
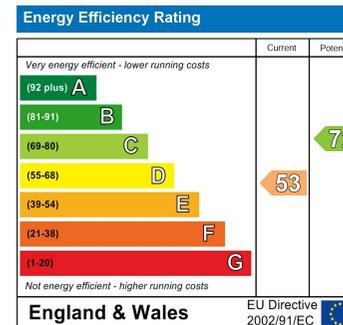
Pride In Property

Established for over 40 years, we offer an unrivalled approach to selling property. All of our team are local to your area, giving an extra edge to a deeper knowledge when selling a property. With Roy Green Estate Agents, you can be sure that you are dealing with the very best team of property experts there is, to guide you through the whole process.

Being passionate about service, we employ only the very best industry operators with skills, experience and dedication that surpass our competition. Whether selling or letting your property, our team work hard to negotiate the very best price for you and find the most suitable buyer. We also offer Financial advise and also have a very good connection with reputable Solicitors to convey your property for a smooth process.

Roy Green Estate Agents specialise in the sale of properties across the East Midlands, particularly Charnwood Forest & Villages, Rural Leicestershire and County of Rutland itself. Much of our business is from repeat clients and recommendation.

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Roy Green Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Roy Green Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Roy Green Estate Agents is registered in England with registered number 06957244. Our registered office is First Floor, 15 The Nook, Anstey, Leicestershire LE7 7AZ.



The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ

Tel: 0116 235 3009

Email: sales@roygreen.co.uk

5 High Street, Barrow Upon Soar,
Loughborough, Leicestershire, LE127 8PY

Tel: 01509 274 474

Email: lisa@roygreen.co.uk



www.roygreen.co.uk