

- EXTENDED THREE BEDROOM DETACHED HOUSE
- UTILITY/PORCH
- CUL DE SAC POSITION

- OFF ROAD PARKING & GARAGE
- GROUND FLOOR WC
- COUNCIL TAX BAND - C

Asking price £339,950

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



This impressive, three bedroom extended detached house that resides within a cul-de-sac position situated on the edge of this thriving North Leicestershire village is offered for sale. A lovely home with spacious living would make for the perfect family home and offers an Entrance Porch, Entrance Hall, Kitchen/Dining area that gives access to a Lounge, Utility/Porch, WC and a Living Room. From the First Floor Landing there are Three Bedrooms and a Bathroom and outside there is sheltered cover to the side of the property with access to the Garage and from the rear, a patio and mainly laid to lawn Garden. From the front there is ample Off Road Parking that leads to the Garage.

ENTRANCE PORCH

There is access that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator and a door that leads to:

KITCHEN/DINING AREA

17'7 x 10'11 (5.36m x 3.33m)

A lovely area host to a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob and extractor, power points, integral wine racks, under unit lighting, window to the side aspect, radiator, power points, French doors to the Living Room and access through to:

LOUNGE

11'4 x 11'3 (3.45m x 3.43m)

There are patio doors to the rear aspect, radiator, power points and door that leads to:

UTILITY/PORCH

8'7 x 5'8 (2.62m x 1.73m)

Having wall and base units with work surfaces, plumbing for a washing machine, power points, door to the side aspect and a door that leads to:

WC

Comprising a low level WC, wash hand basin with a window to the side aspect.

LIVING ROOM

13'7 x 10'11 (4.14m x 3.33m)

Benefiting from a bow fronted window, radiator, power points, TV point and a coal effect fire.

FIRST FLOOR LANDING

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

PRIMARY BEDROOM

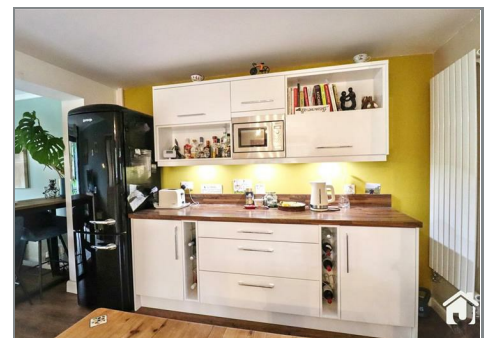
13'8 x 10' (4.17m x 3.05m)

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

BEDROOM

11'2 x 10' (3.40m x 3.05m)

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





BEDROOM

10'6 x 7'4 (3.20m x 2.24m)

There is a window to the front aspect, radiator, power points and fitted cupboard.

BATHROOM

7'8 x 7'4 (2.34m x 2.24m)

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, radiator and windows to both the rear and side aspects.

REAR GARDEN

A well established garden with a patio that leads onto a mainly laid to lawn area with borders home to a number of shrubs and plants. There is sheltered side access with double doors to the front and a door to the Garage.

PARKING

From the front there is off road parking and also access to:

GARAGE

Benefiting from an up and over door 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.

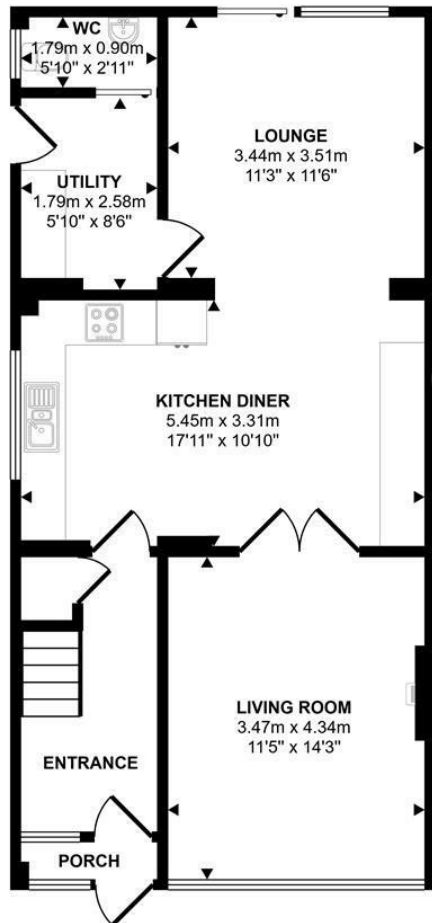
VIEWINGS

We always like any potential purchaser to follow our four steps

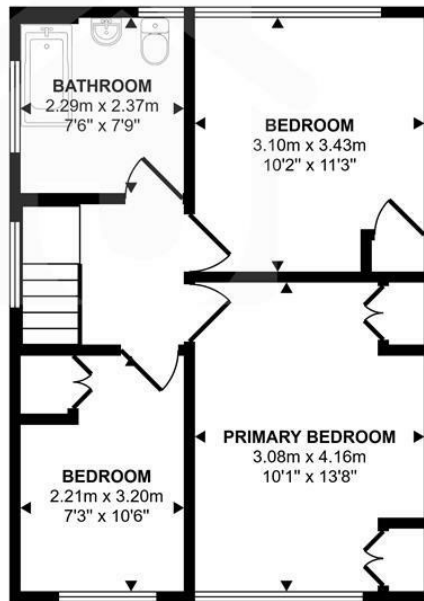
- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability



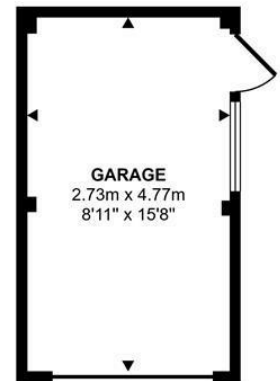
Approx Gross Internal Area
119 sq m / 1279 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft



First Floor
Approx 43 sq m / 462 sq ft



Garage
Approx 13 sq m / 140 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 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	

