



- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- CLOSE TO THE VILLAGE CENTRE
- CUL-DE-SAC POSITION
- READY FOR THE NEXT OWNER TO ADD OWN TOUCH
- COUNCIL TAX BAND - B

Asking price £265,000

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



Residing within a Cul-De-Sac position whilst having great access to the centre of this thriving North Leicestershire village comes offered for sale a Three Bedroom Semi-Detached house. From the front there is ample off road parking with a front door leading to the Entrance Hall with doors leading to the Living Room and Kitchen, the Entrance Hall also has stairs leading to the First Floor Landing where there are doors that lead to all three Bedrooms as well as a separate WC and Shower Room. To the rear there is a well established and maintained garden. A viewing comes recommended to fully appreciate.

ENTRANCE HALL

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

LIVING ROOM

22' x 10'10 (6.71m x 3.30m)

Benefiting from windows to both the front and rear aspects, radiator, power points and a feature fire surround.

KITCHEN

14'5 x 8'11 (4.39m x 2.72m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, radiator, window to the rear aspect, pantry, power points, radiator and a door to the side aspect.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access, power points and doors that lead to:

BEDROOM

11'10 x 9'2 (3.61m x 2.79m)

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

BEDROOM

10' x 8'9 (3.05m x 2.67m)

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

BEDROOM

9' maximum x 7' (2.74m maximum x 2.13m)

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

WC

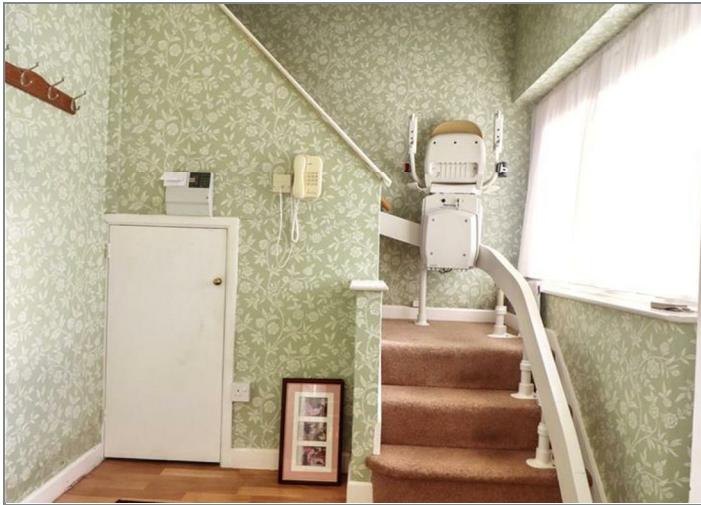
Comprising a low level WC and a window to the side aspect.

SHOWER ROOM

8'10 x 5'11 (2.69m x 1.80m)

Comprising a low level wash hand basin, walk in shower, radiator, complimentary tiling and a window to the front aspect.





REAR GARDEN

A lovely and well established garden that appreciates a patio and laid to lawn garden with borders home to a number of shrubs, plants and trees.

There is a sheltered area alongside the property also.

PARKING

From the front there is ample off road parking as well as a bordered area with a variety of shrubs and plants.

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

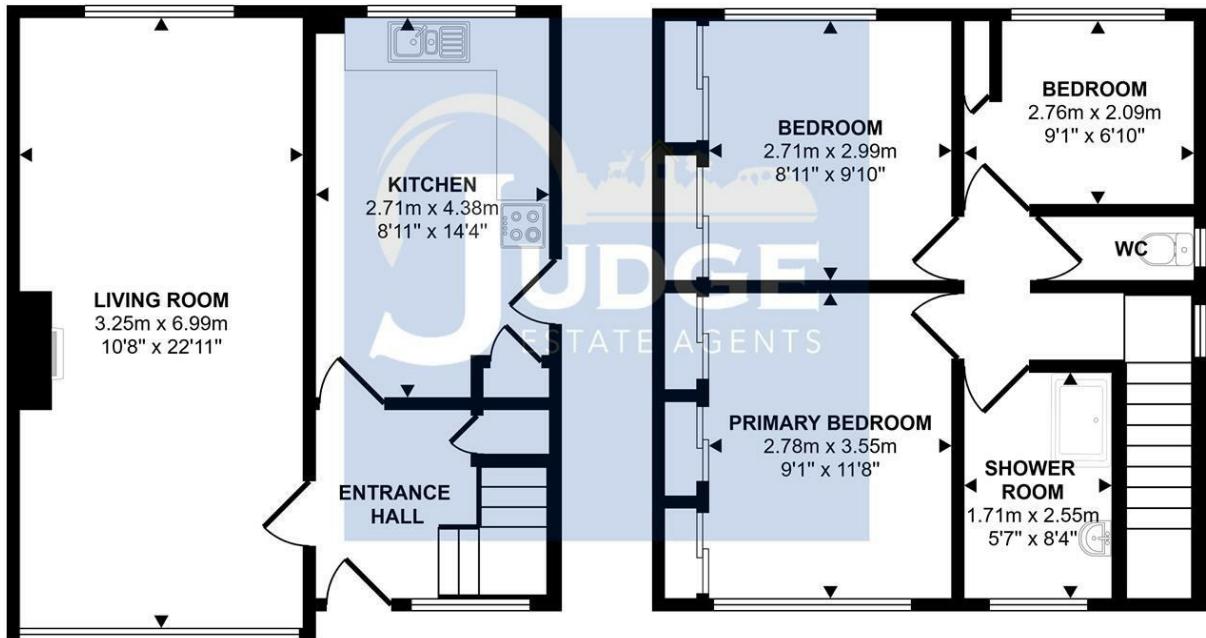
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.



Approx Gross Internal Area
82 sq m / 881 sq ft



Ground Floor

Approx 42 sq m / 449 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.

First Floor

Approx 40 sq m / 431 sq ft

| 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 | | |
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