Dalby Road
Anstey









- THREE BEDROOM SEMI-DETACHED HOUSE
- GARAGE
- IDEALLY LOCATED FOR ACCESS TO PRIMARY & SECONDARY SCHOOLS
- OFF ROAD PARKING
- WELL ESTABLISHED GARDEN
- COUNCIL TAX BAND - B

Offers over £264,950

https://www.judgeestateagents.co.uk



This well presented three bedroom semi-detached house is located within the highly regarded village of Anstey and in brief benefits from an Entrance Hall, Living room, Lounge, Kitchen/Dining, First Floor Landing, Three Bedrooms and a Bathroom. To the rear is a well established and maintained 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
Having stairs leading to the first floor landing and doors to:

LIVING ROOM
14'11 x 11'6 (4.55m x 3.51m)
Benefiting from a window to the front aspect, radiator, power points, log burner and access through to:

LOUNGE
8'8 x 8' (2.64m x 2.44m)
Having a window to the side aspect, radiator, power points and patio doors that lead to the rear aspect.

KITCHEN/DINING
14'11 x 10' (4.55m x 3.05m)
There are a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob, under stairs cupboard, power points, radiator, windows to both the front and rear aspects and a door to the rear garden.

FIRST FLOOR LANDING
Having a window to the rear aspect, radiator, power point and doors to:

PRIMARY BEDROOM
9'10 x 8' (3.00m x 2.44m)
Benefiting from a window to the front aspect, radiator, power points and a cupboard with a window to the front aspect.

BEDROOM
10'1 x 8' (3.07m x 2.44m)
With a window to the front aspect, radiator, power points and a fitted cupboard.

BEDROOM
8'7 x 6'1 (2.62m x 1.85m)
Having a window to the rear aspect, radiator and power points.

BATHROOM
Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Heated towel rail and Window to the rear aspect.











REAR GARDEN
An eye catching and well established garden with a paved patio that then leads onto a mainly laid to lawn garden with borders home to a variety of shrubs, plants and tree.

PARKING
From the front there is off road parking that leads to:

GARAGE
23' x 11' (7.01m x 3.35m)
Benefiting from a roller door, window and door to the side aspect as well as 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, 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.



Approx Gross Internal Area
91 sq m / 976 sq ft

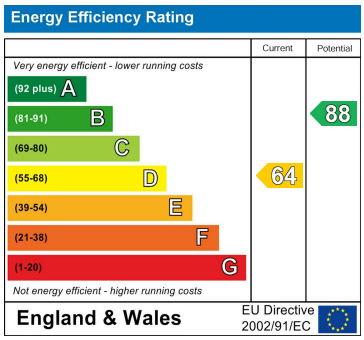


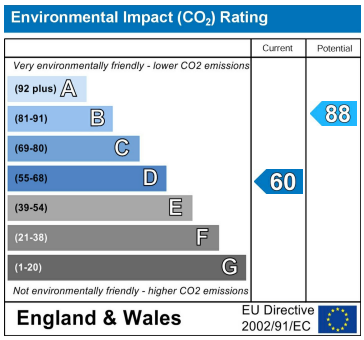
Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 32 sq m / 346 sq ft

Garage
Approx 19 sq m / 205 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.





Your fully independent professional family run
Estate Agency for full advice on
Property and Land Sales, Probate, New Build and Investment.

13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ
0116 236 7000 | sales@judgeestateagents.co.uk
https://www.judgeestateagents.co.uk