

- THREE STOREY, THREE BEDROOM END TOWNHOUSE
- EN-SUITE TO PRIMARY BEDROOM
- GROUND FLOOR WC

- OFF ROAD PARKING AND GARAGE
- CLOSE TO VILLAGE CENTRE AND AMENITIES
- COUNCIL TAX BAND - C

Asking price £284,950

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



Located close to the centre of the highly regarded Charnwood Village of Anstey comes offered for sale a well presented Three Bedroom, Three storey End Townhouse. In brief the lovely home benefits from an Entrance Hall, WC, Kitchen, Living/Dining Room, First Floor Landing, Two Bedrooms and a Bathroom, Second Floor Landing with the Primary Bedroom and En-Suite. There is a low maintenance Rear and Side Garden that also gives access to the Garage located in a block accessible via Melody Avenue. Viewing comes advised to appreciate this fantastic home.

ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, power points and doors that lead to:

WC

Comprising a low level WC, wash hand basin and a radiator.

KITCHEN

10'7 x 7'7 (3.23m x 2.31m)

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob and extractor, plumbing for a washing machine, power points, radiator and a window to the front aspect.

LIVING/DINING ROOM

15'4 x 14'7 (4.67m x 4.45m)

Benefiting from a window and patio doors to the rear aspect, radiator, power points and an under stairs cupboard.

FIRST FLOOR LANDING

With stairs leading up to the second floor landing, airing cupboard, radiator, power point and doors that lead to:

BEDROOM

14'8 x 10'1 (4.47m x 3.07m)

Benefiting from two windows to the rear aspect, radiator, power points and double wardrobes.

BEDROOM

11'3 x 7'8 (3.43m x 2.34m)

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

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, radiator and a window to the front aspect.

SECOND FLOOR

There is a door that leads to:

PRIMARY BEDROOM

14'8 - 11'3 x 14'6 (4.47m - 3.43m x 4.42m)

Benefiting from a window to the front aspect, radiator, power points, two double wardrobes and a door that leads to:





EN-SUITE

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

GARDEN

To the rear and side there are artificial lawn areas with paving and borders home to a number of shrubs and plants. There is a pathway that leads to the Garage.

PARKING

Accessed via Melody Avenue, there is allocated off road parking in front of the:

GARAGE

16'2 x 7'7 (4.93m x 2.31m)

Benefiting from an up and over door.

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

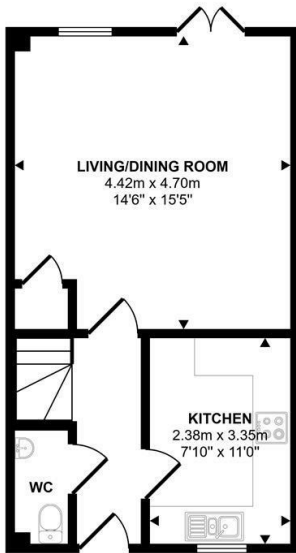
We always like any potential purchaser to follow our four steps

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

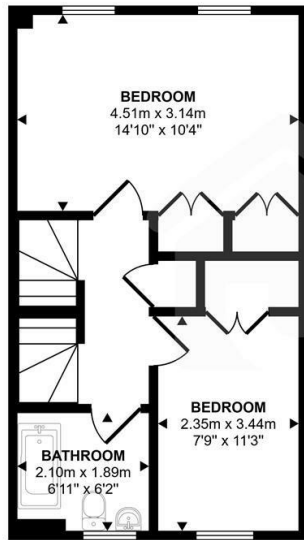
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.



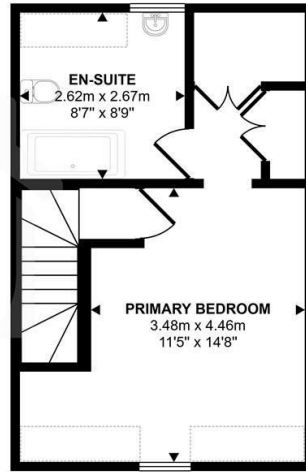
Approx Gross Internal Area
121 sq m / 1302 sq ft



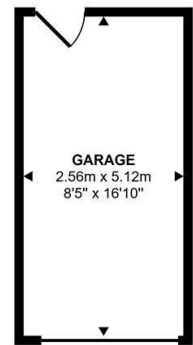
Ground Floor
Approx 37 sq m / 397 sq ft



First Floor
Approx 38 sq m / 406 sq ft



Second Floor
Approx 33 sq m / 357 sq ft



Garage
Approx 13 sq m / 141 sq ft

Denotes head height below 1.5m

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		

