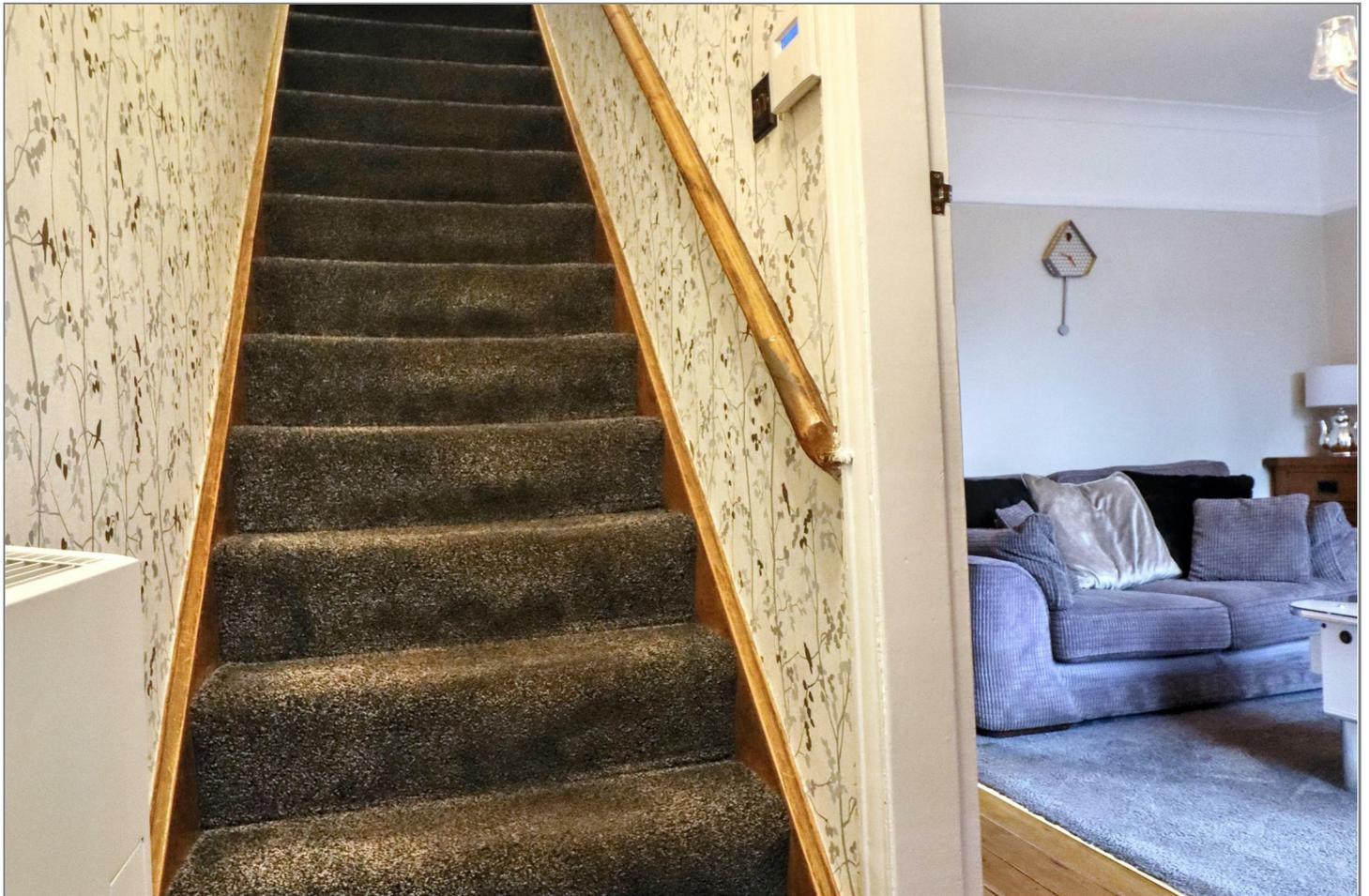




- IDEAL FAMILY HOME
- OFF ROAD PARKING AND GARAGE
- EN-SUITE TO MAIN BEDROOM
- HIGHLY FAVOURABLE VILLAGE LOCATION

- CLOSE TO REPUTABLE SCHOOLS
- EYE-CATCHING GARDEN
- FOUR PIECE BATHROOM SUITE
- COUNCIL TAX BAND - C

Offers over £400,000



Situated within a highly sought after location in this highly favourable North Leicestershire village Judge Estate Agents offer to the market this generously sized extended four bedroom semi-detached house. A very well presented property that makes for an ideal family home and comprises an Entrance Hall, Living Room, Kitchen, Dining Room, Conservatory, First Floor Landing with Four Bedrooms, Main En-Suite and a Family Bathroom. To the rear there is an eye-catching and well maintained garden and from the front, off road parking that leads to a Garage. A viewing comes highly advised to appreciate.

ENTRANCE HALL

With a power point, stairs leading to the first floor landing and door to:

LIVING ROOM

14'6 x 11'10 (4.42m x 3.61m)

Benefiting from a bay fronted window, radiator, power points, TV point, Feature fire surround and door to:

KITCHEN/BREAKFAST

11'9 x 11'4 (3.58m x 3.45m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, Breakfast bar, window to the rear aspect, under stairs cupboard/pantry, radiator, door to the side porch and door to:

DINING ROOM

12'6 x 9' (3.81m x 2.74m)

There is a radiator, power points, feature fire surround, window and door to:

CONSERVATORY

18'10 x 7'8 (5.74m x 2.34m)

Benefiting from windows to the rear and side aspects, power points and patio doors to the rear garden.

FIRST FLOOR LANDING

With doors to:

MAIN BEDROOM

12' x 11'11 (3.66m x 3.63m)

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

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Radiator and Window to the front aspect.

SECOND BEDROOM

11'11 x 8'11 (3.63m x 2.72m)

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

THIRD BEDROOM

9'10 x 7'3 (3.00m x 2.21m)

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





FOURTH BEDROOM

11'10 x 5'6 (3.61m x 1.68m)

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

BATHROOM

Comprising a low level WC, Wash hand basin, Jacuzzi Bath, Walk in Shower, Complimentary tiling, Under floor heated flooring, Heated towel rail and a Window to the rear aspect.

REAR GARDEN

There are decked and patio areas which enjoys a mainly laid to lawn garden with a shed also.

PARKING

From the front there is gated access leading to off road parking which then leads to:

GARAGE

14'4 x 7'4 (4.37m x 2.24m)

Benefiting from an up and over door with 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.

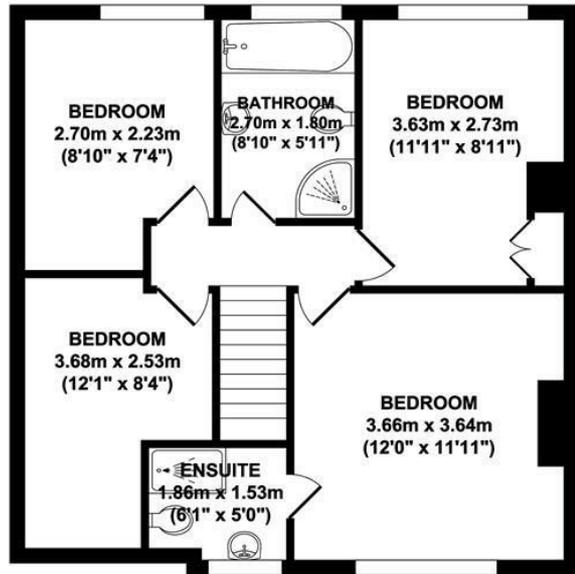
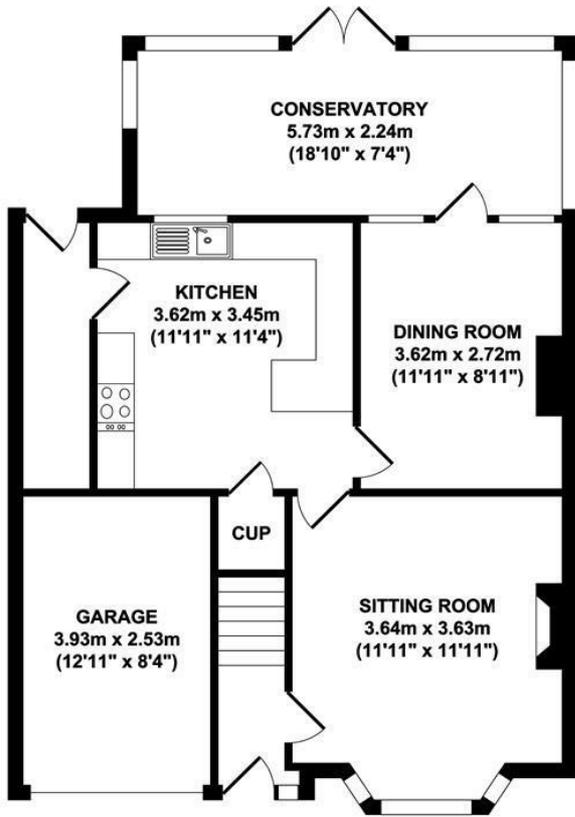
VIEWINGS

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



125 Cropston Road



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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		69	81
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			

