

- THREE BEDROOM SEMI-DETACHED HOUSE
- IDEALLY LOCATED FOR PRIMARY & SECONDARY SCHOOL
- WELL ESTABLISHED AND MAINTAINED GARDEN
- OFF ROAD PARKING AND GARAGE
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - C

Asking price £279,950

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



Judge Estate Agents are proud to offer to the market this ideal family home that is well positioned for access to the village primary & secondary schooling. As you enter there is an Entrance Porch, Entrance Hall, Kitchen/Dining Room and access through to a Living Room. On the First Floor Landing there are Three Bedrooms and a Shower Room. Outside there is Off Road Parking that leads alongside the property to a Garage. An internal viewing comes highly recommended to fully appreciate.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having stairs that lead to the first floor landing, radiator, fitted cupboard and a door giving access to:

KITCHEN/DINING ROOM

17'4 - 8'5 x 13'10 - 10'3 (5.28m - 2.57m x 4.22m - 3.12m)
Having a range of wall and base units and work surfaces, with a sink and mixer tap, integral oven, hob and extractor, plumbing for a washing machine, windows to the rear aspect, radiator, power points and access through to:

LIVING ROOM

11'4 into bay x 10'9 (3.45m into bay x 3.28m)

Benefiting from a bay fronted window, radiator and power points.

FIRST FLOOR LANDING

There is a window to the side aspect, loft access and doors to:

BEDROOM

11'6 x 9'11 (3.51m x 3.02m)

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

BEDROOM

11'11 x 8'7 (3.63m x 2.62m)

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

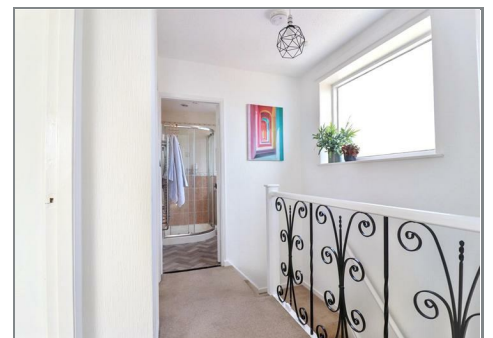
BEDROOM

7'11 x 7' (2.41m x 2.13m)

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

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the side aspect.





REAR GARDEN

There is a patio area with borders that then leads to a mainly laid to lawn garden that elevates towards the rear with borders home to a variety of shrubs, plants and trees as well as a shed.

PARKING

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

GARAGE

Having 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, 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

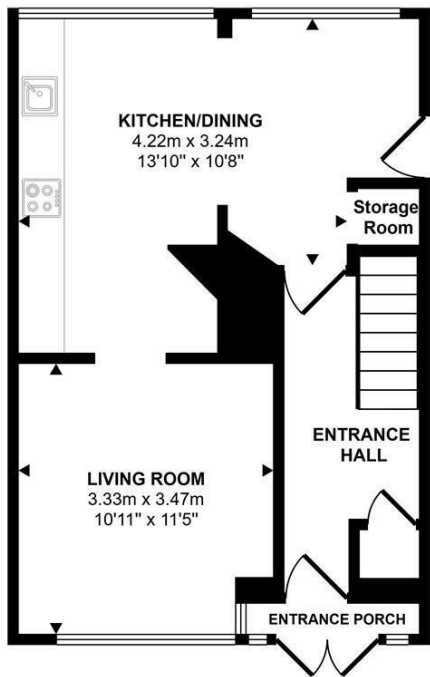
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

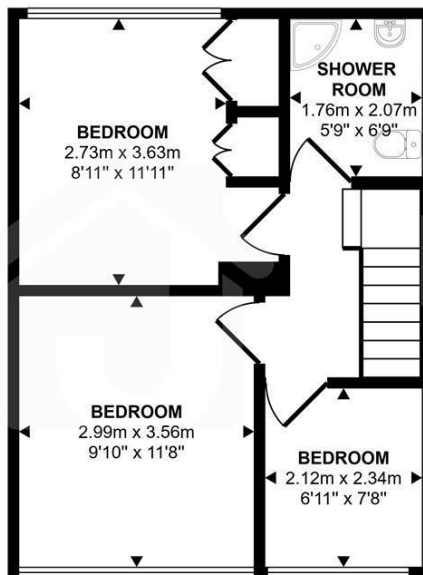
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property.



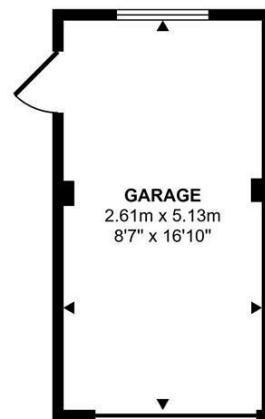
Approx Gross Internal Area
94 sq m / 1012 sq ft



Ground Floor
Approx 42 sq m / 453 sq ft



First Floor
Approx 39 sq m / 415 sq ft



Garage
Approx 13 sq m / 144 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			85
(81-91) B			
(69-80) C		70	
(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	

