



CHILWORTH
COTTAGES
1890

10 ALBION STREET, ANSTEY, LEICESTER, LE7 7DD
ASKING PRICE £174,950



ALBION STREET ANSTEY

- IDEAL FIRST TIME PURCHASE
- VILLAGE LOCATION
- WELL PRESENTED
- GENEROUS REAR GARDEN
- PERIOD PROPERTY
- 4.4 MILES TO BRADGATE PARK
- 7.6 MILES TO FOSSE PARK SHOPPING
- 4.4 MILES TO LEICESTER CITY CENTRE
- 11.1 MILES TO LOUGHBOROUGH
- COUNCIL TAX BAND - B

Close to the centre of this fantastic North Leicester village is offered for sale this well presented and proportioned two bedroom terrace home. In brief this lovely house benefits from Living Room, Dining Room, Kitchen, First Floor Landing, Two Bedrooms and Bathroom. To the rear there is a very well presented and maintained garden. This property would be ideal for a first time purchase and a viewing comes highly recommended.



LIVING ROOM

11'11 x 11'10 (3.63m x 3.61m)

Benefiting from a window to the front aspect, radiator, power points, TV point and access through to:

DINING ROOM

11'10 x 11'10 (3.61m x 3.61m)

Having a window to the rear aspect, radiator, power points, gas coal effect fire with feature surround, door to a stairway leading to the first floor landing and door to:

KITCHEN

16'3 x 5'10 (4.95m x 1.78m)

There are a range of wall and base units with work surfaces, sink with mixer tap and splash back tiling, integral oven, hob with extractor, window to the side aspect, power points and door to the side of the property.

FIRST FLOOR LANDING

with a power point and doors to:

MASTER BEDROOM

11'11 x 9'10 (3.63m x 3.00m)

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

SECOND BEDROOM

12' x 8'8 (3.66m x 2.64m)

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

BATHROOM

8'11 x 5'10 (2.72m x 1.78m)

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

REAR GARDEN

Having a patio that then leads onto a mainly laid to lawn garden with borders home to a variety of shrubs, plants and a tree.

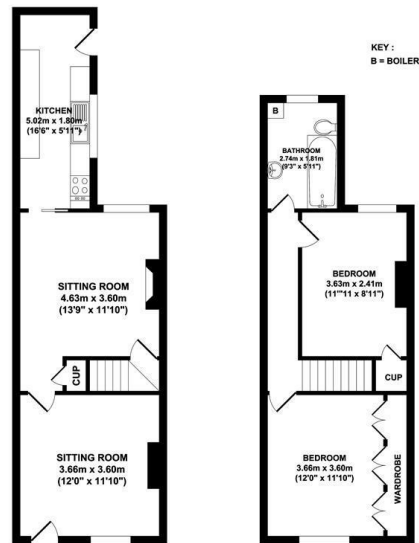
ANSTEY VILLAGE

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.



10 Albion Street



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.

