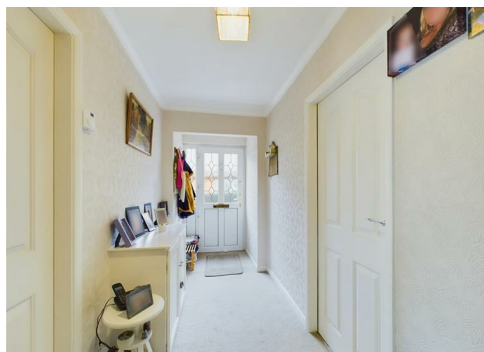
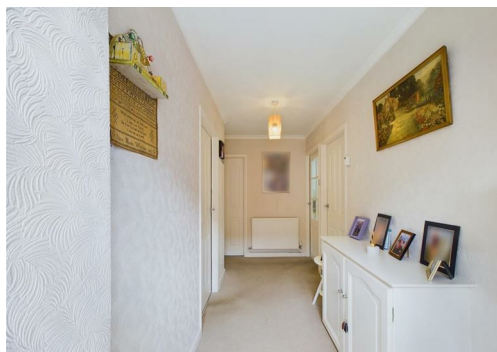




## Bencroft Close, Anstey, LE7 7DG

### Asking Price £285,000

Welcome to this charming detached bungalow located in the desirable Bencroft Close, Anstey. This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over.

The property features a well-maintained bathroom, providing convenience and comfort for your daily routines. Built in the 1960s, this bungalow exudes character and charm while offering a comfortable living space of 667 sq ft.

Situated in a peaceful neighbourhood, this home offers a tranquil retreat from the hustle and bustle of everyday life. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day out.

Don't miss the opportunity to make this delightful bungalow your own. Whether you're looking for a cozy home to settle down in or a peaceful retreat to escape to, this property in Bencroft Close is sure to capture your heart.



# Bencroft Close, Anstey, LE7 7DG

## Spacious Hallway



Upvc door to the front and radiator.

## Lounge



Upvc window to the front, radiator, feature fireplace.

## Bedroom One



Upvc window to the front, radiator, fitted wardrobes.

## Bedroom Two



Upvc window to rear, radiator and fitted wardrobes.

## Shower Room



Low level wc, vanity wash hand basin, separate shower cubicle, loft access, upvc window to side, towel radiator, tiled walls and floor, built in airing cupboard housing the combi Ideal boiler.

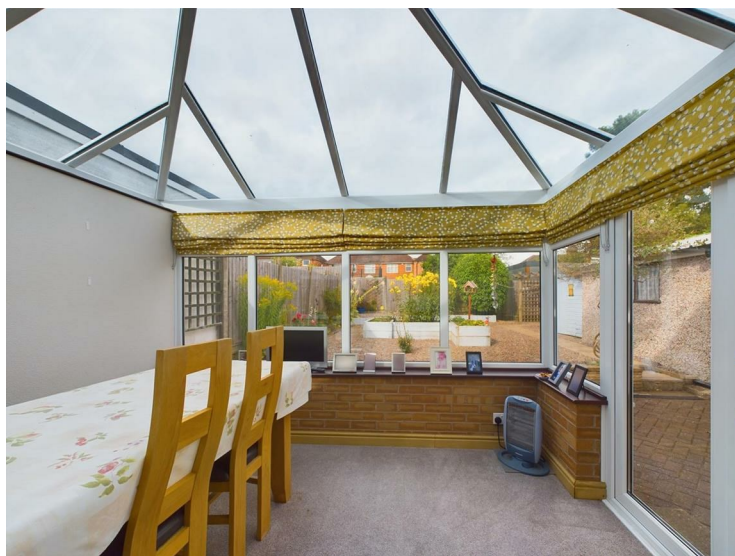
# Bencroft Close, Anstey, LE7 7DG

## Fitted Kitchen



With an extensive range of fitted cupboards and work tops. plumbing for a washing machine, slot in cooker, extractor hood, single drainer sink unit. Radiator Upvc window to the conservatory, Useful walk in pantry.

## Upvc Conservatory



radiator and upvc windows and doors to the rear.

## Outside



## Front Garden

Behind a small wall is a gravelled parking area raised borders and further side driveway.

## Rear Garden



Easy maintenance by design offering Raised borders, gravelled sitting areas, felt and timber garden shed, Pagolla with gravelled sitting area.

## Single Garage

with power and light.

## Tenure

Freehold Leasehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : C

## Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.



# Bencroft Close, Anstey, LE7 7DG

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

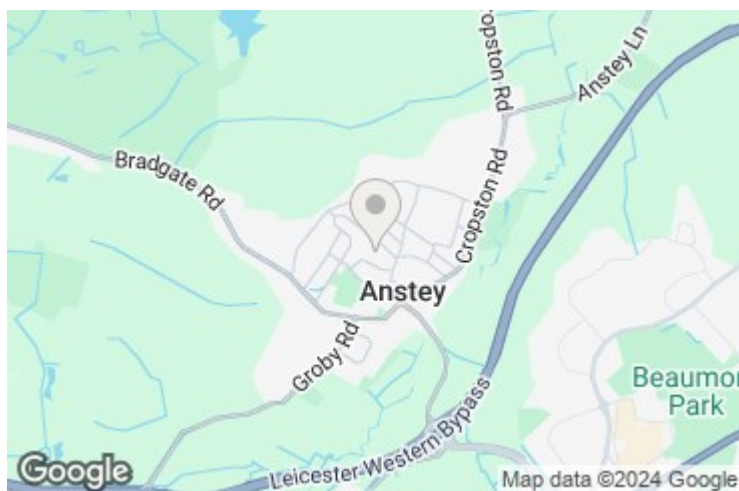
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

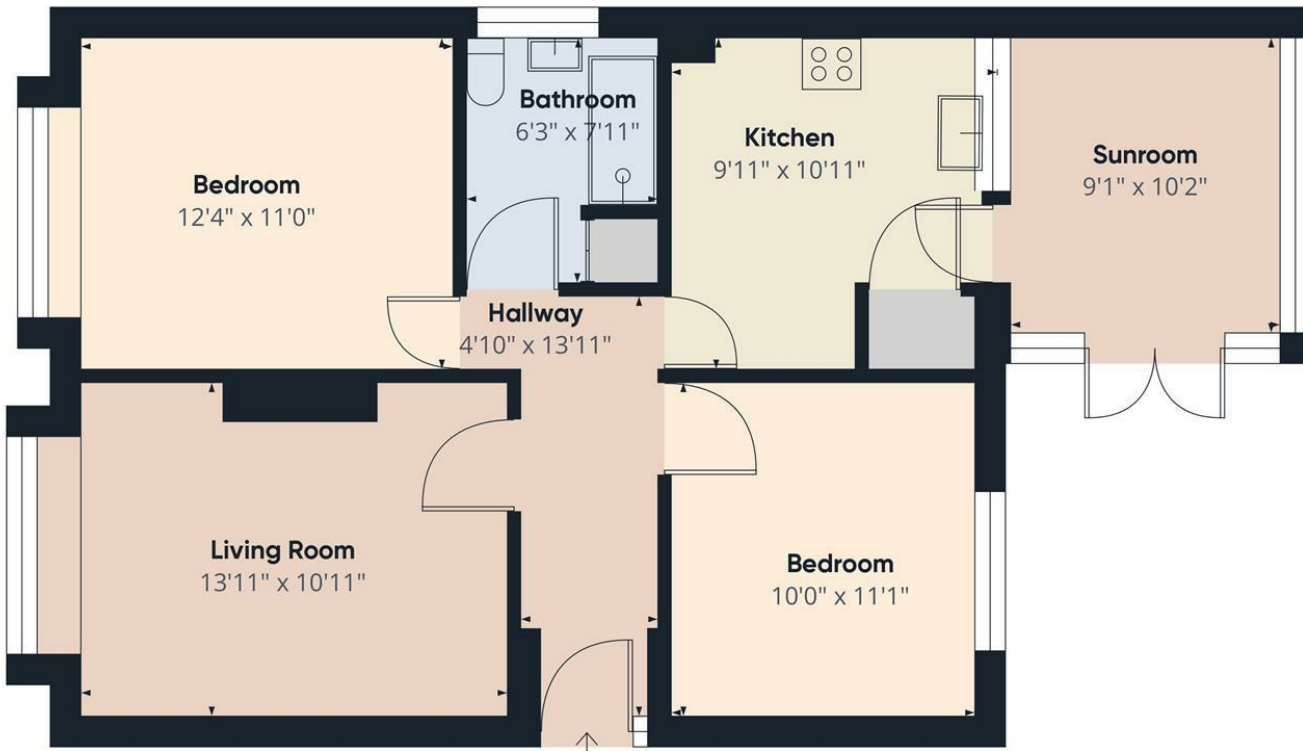
## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Approximate total area<sup>(1)</sup>  
713.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

