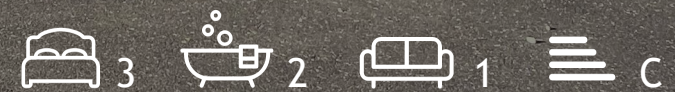




14 Gretton Drive
Anstey, LE7 7PZ

£360,000



14 Gretton Drive

Anstey, Leicester, LE7 7PZ

A really well presented 7 year old three bedroom detached family home originally built by Messrs Davidsons Homes on the fringe of this popular village to the West of the city centre and well served by good schools, shops, major road links and open countryside including Bradgate Park. Offered for sale with immediate vacant possession - no upward chain the property benefits from full gas central heating, UPVC double glazing, cavity wall insulation, well appointed throughout. The accommodation comprises, entrance hall, 16' lounge, inner lobby, cloaks/wc, 15' kitchen-diner with a range of integrated appliances, utility room. Upstairs, landing, 3 good sized bedrooms, dressing room and en-suite to master, family bathroom. Quiet off road setting, driveway for two cars, garage, private West facing rear gardens. Freehold

Entrance Hall

Composite double glazed entrance door, UPVC double glazed window, laminate flooring, stairs to first floor, radiator.

Cloaks/wc

Tiled flooring, wash hand basin, wc, radiator, extractor fan.

Lounge

16'5 x 10'6 (5.00m x 3.20m)

UPVC double glazed bay window to front, two radiators, laminate flooring.

Kitchen-Diner

15'6 x 11'8 (4.72m x 3.56m)

UPVC double glazed French doors to rear, tiled floor, radiator, fitted with a range of base, drawer & eye level units, work surfaces, upstands, one and a half bowl stainless steel sink unit. Built-in electric double oven, gas hob with extractor hood. Integrated dishwasher, fridge/freezer and microwave. Wall mounted Ideal logic combination boiler.

Utility Road

Tiled floor, work surfaces, provision for washing machine.

First Floor Landing

UPVC double glazed window to side, fitted carpet, access to loft, airing cupboard housing cylinder.

Bedroom One

11'6 x 9'4 (3.51m x 2.84m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in modern wardrobes in Dressing Room.

En-suite Shower Room

UPVC double glazed opaque window, radiator, tiled floor, mainly tiled walls, spotlights to ceiling, entrance fan. Shower cubicle with mains shower, pedestal wash hand basin, wc.

Bedroom Two

12'6 x 8' (3.81m x 2.44m)

UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Three

9'8 x 7'2 (2.95m x 2.18m)

UPVC double glazed window to front, fitted carpet, radiator.

Bathroom

8' x 6'2 (2.44m x 1.88m)

UPVC double glazed opaque window, radiator, tiled floor, spotlights to ceiling, extractor fan. Panelled bath with shower over, pedestal wash hand basin, wc.

Outside

The open plan front garden, has gravelled area and shrubs, tarmac driveway for 2 cars in tandem, leading to single brick built detached garage with up & over door, light & power. The private West facing rear garden approx 25' has patio, lawns, shrubs & borders. External water tap and fully fenced boundaries.

Anstey

Anstey is a rapidly growing and popular village with a population of approx 7,000. There is are two well regarded primary schools and Martin High School which is a secondary academy for 11-16 year olds. There are three pubs, a Conservative Club, three churches and a range of shopping facilities centered around The Nook with cafes and delis. Anstey is known as the Gateway to Charnwood Forest and is within easy reach of the ever popular Bradgate Park & Swithland Woods. There is easy access to M1, A46 & A50 main routes. Anstey has historical links with Ned Ludd and a number of the old shoe factories have been converted to apartments. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

Local Authority & Council Tax Info (Charnwood))

This property falls within Charnwood Borough Council (www.charnwood.gov.uk)

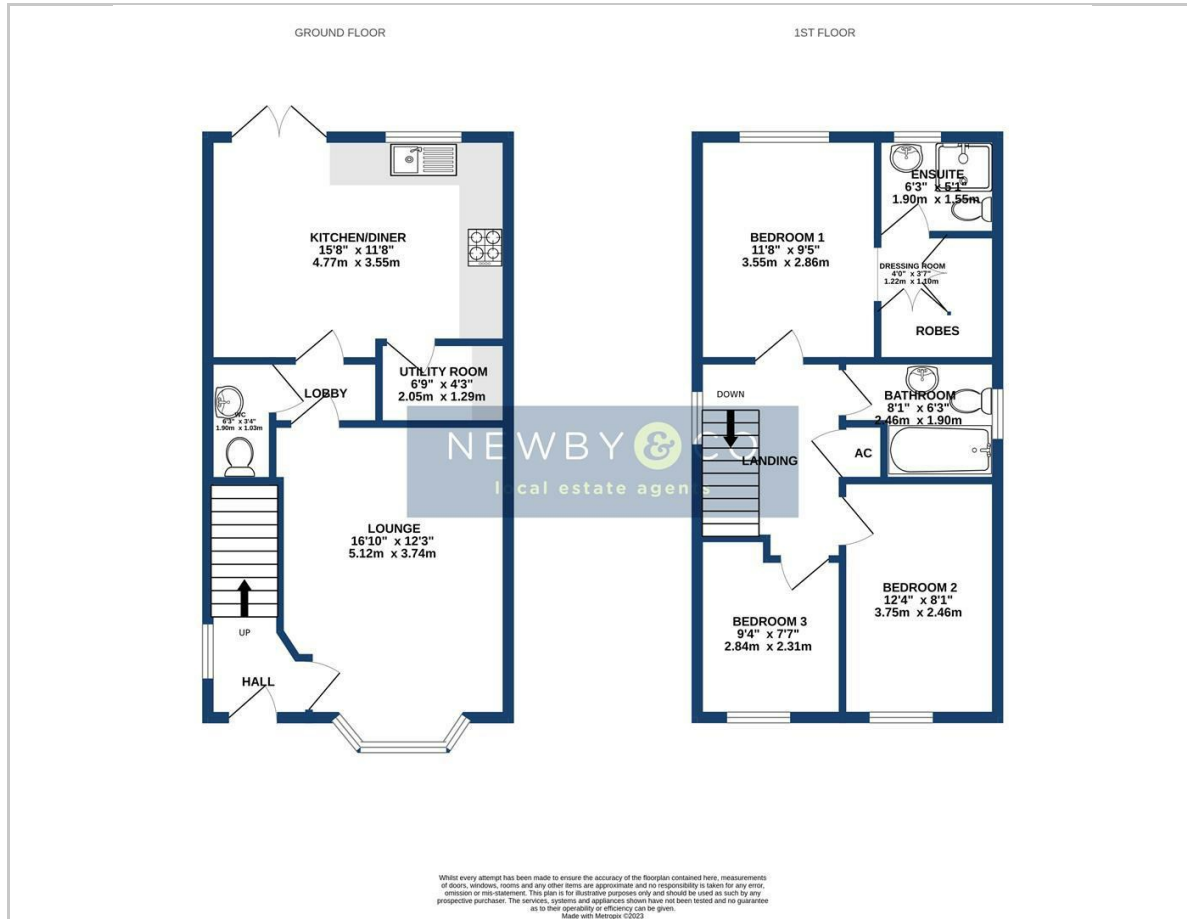
It has a Council Tax Band of D which means a charge of £2041.27 for tax year ending March 2023

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

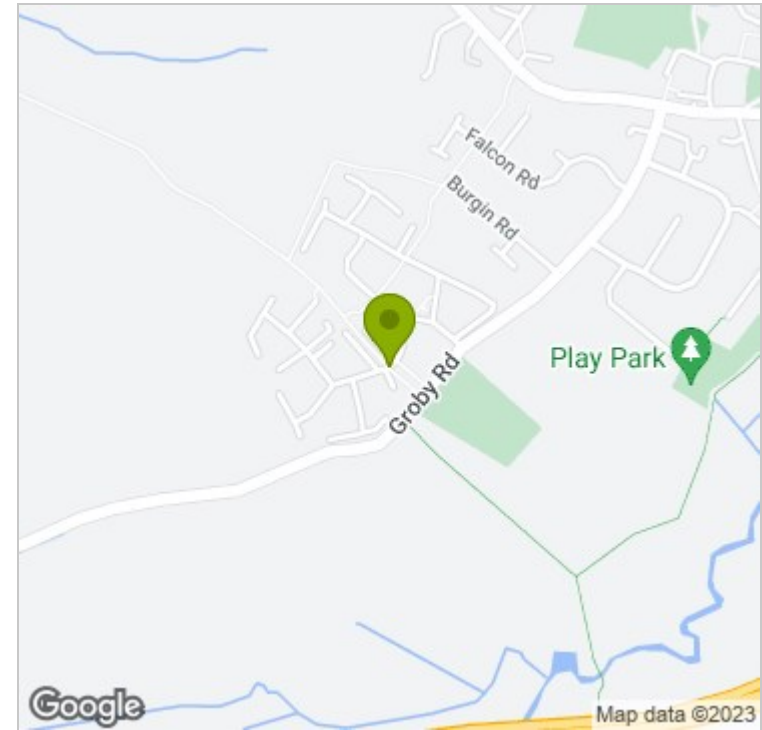


Viewing

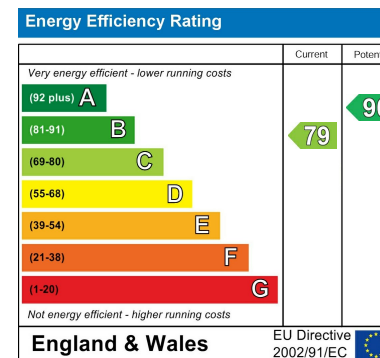
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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