



16 Spence Close
Anstey, LE7 7YG

£275,000



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Anstey, Leicester, LE7 7YG

A well presented modern 3 bedroom semi-detached house built in 2021. The property benefits from full gas central heating, UPVC double glazing, cavity wall insulation and is appointed to a high standard throughout. The accommodation comprises hall, cloaks/wc, lounge, kitchen-diner with oven/hob. Upstairs, 3 bedrooms, en-suite shower room, family bathroom with shower over bath. Gardens to front & rear, 2 side by side parking spaces on driveway to side. Open aspect to front. Early viewing highly recommended! Freehold

Entrance Hall

Composite entrance door, fitted carpet, stairs to first floor, radiator.

Cloaks/wc

UPVC double glazed opaque window to side, vinyl flooring, wash hand basin, radiator, extractor fan.

Lounge-Diner

14'8 x 12'6 (4.47m x 3.81m)

Radiator, fitted carpet, UPVC double glazed French doors to rear.

Kitchen

12' x 11'8 (3.66m x 3.56m)

UPVC double glazed window to front, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven, gas hob with extractor hood. Provision for washing machine/dishwasher. Space for tall fridge freezer. Wall mounted Deallogic boiler.

First Floor Landing

Fitted carpet, radiator, access to loft.

Bedroom One

12' x 11'2 (3.66m x 3.40m)

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

En-suite Shower

UPVC double glazed opaque window, radiator, extractor fan, fully tiled shower cubicle with mains shower, pedestal wash hand basin, wc.

Bedroom Two

10'6 x 8'6 (3.20m x 2.59m)

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

Bedroom Three

7'3 x 6' (2.21m x 1.83m)

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

Bathroom

8'6 x 5'4 (2.59m x 1.63m)

UPVC double glazed opaque window to side, radiator, extractor fan, panelled bath with mains shower over and glass screen, pedestal wash hand basin, wc.

Outside

The front of the property has a driveway for 2 cars side by side.

The rear garden approx 30' has patio, lawns, shed, external water tap.

Anstey

Anstey is a rapidly growing and popular village with a population of approx 7,000. There 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))

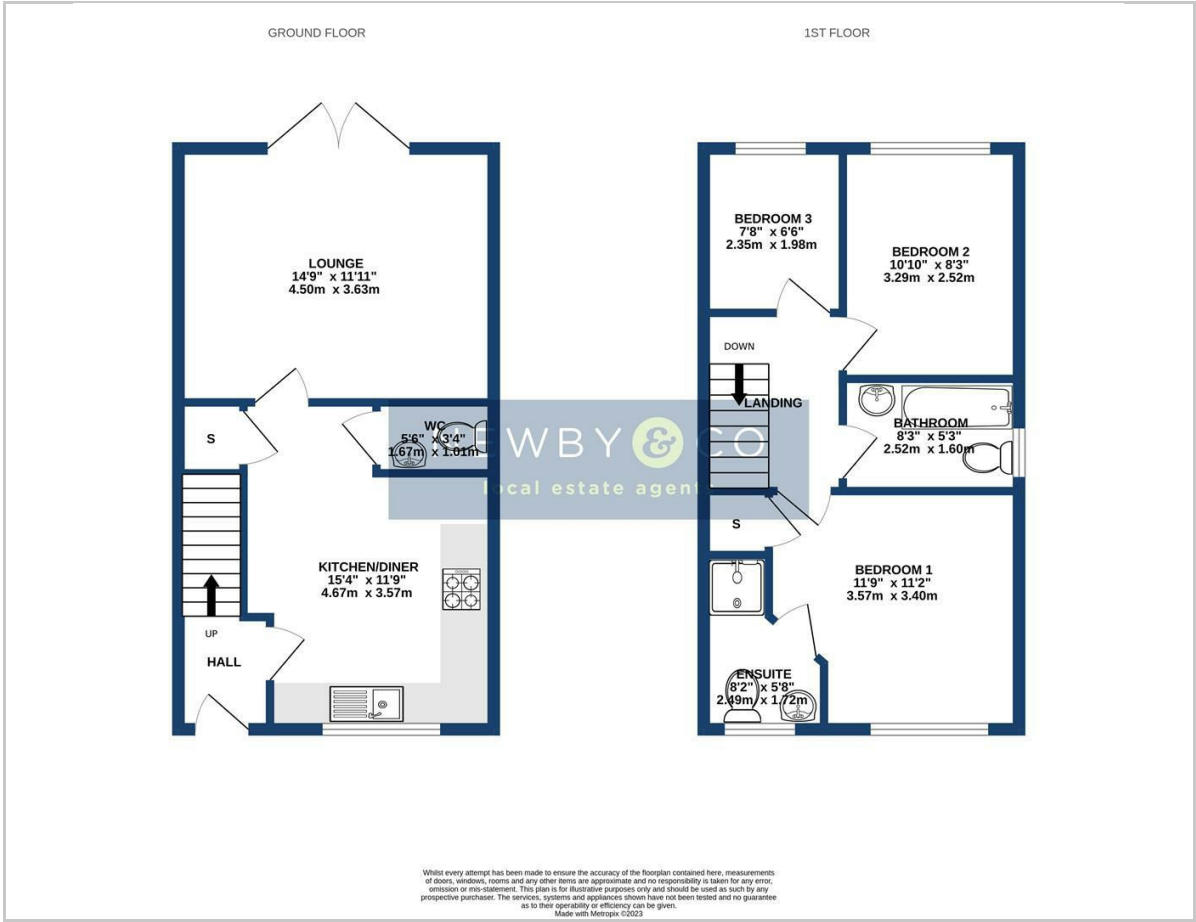
This property falls within Charnwood Borough Council (www.charnwood.gov.uk) It has a Council Tax Band of C which means a charge of £1906.29 for tax year ending March 2024

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

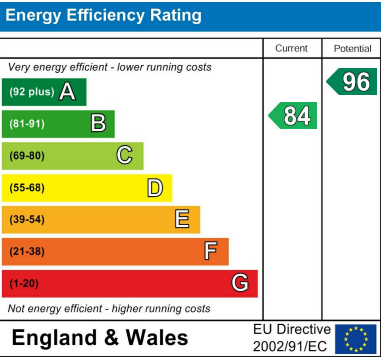
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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