



14 Castle Hill Road  
Anstey, LE7 7JY

£343,000



## 14 Castle Hill Road

Anstey, Leicester, LE7 7JY

A really well presented 8 year old three bedroom detached family home 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, cloaks/wc, 21' triple aspect lounge-diner, modern breakfast-kitchen with a range of integrated appliances. Upstairs, landing, 3 good sized bedrooms, en-suite shower room, family bathroom. Driveway, garage, private rear gardens. Freehold. Council tax band D

### Entrance Hall

Composite double glazed entrance door, fitted carpet, stairs to first floor, radiator, cloaks cupboard.

### Cloaks/wc

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

### Lounge

21'9" x 14'4" (6.65m x 4.37m)

UPVC double glazed window to front, two radiators, fitted carpet, UPVC double glazed French doors to rear.

### Breakfast Kitchen

11'7" x 9'11" (3.54m x 3.03m)

UPVC double glazed window to rear, tiled flooring, radiator, wall mounted Potterton combination boiler. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric fan assisted oven, gas hob with extractor hood. Provision for washing machine, tall fridge freezer.

### First Floor Landing

UPVC double glazed window, fitted carpet, radiator, access to loft, cupboard.

### Bedroom One

11'5" x 10'7" (3.48m x 3.25m)

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

### En-suite Shower Room

Heated towel rail, mainly tiled walls, extractor fan, fully tiled cubicle with mains shower, pedestal wash hand basin, wc.

### Bedroom Two

10'0" x 7'4" (3.05m x 2.25m)

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

### Bedroom Three

11'5" x 7'2" (3.48m x 2.20m)

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

### Bathroom

7'4" x 6'4" (2.24m x 1.94m)

UPVC double glazed opaque window, heated towel rail, panelled bath with shower over, pedestal wash hand basin, wc.

### Outside

19'11" x 10'0" (6.09 x 3.05)

The front of the property has a driveway providing off road parking, single garage (19' x 10') with up & over door, light & power.

The private rear garden has patio, lawn, external water tap.

### Local Authority & Council Tax Info (Charnwood))

This property falls within Charnwood Borough Council ([www.charnwood.gov.uk](http://www.charnwood.gov.uk))

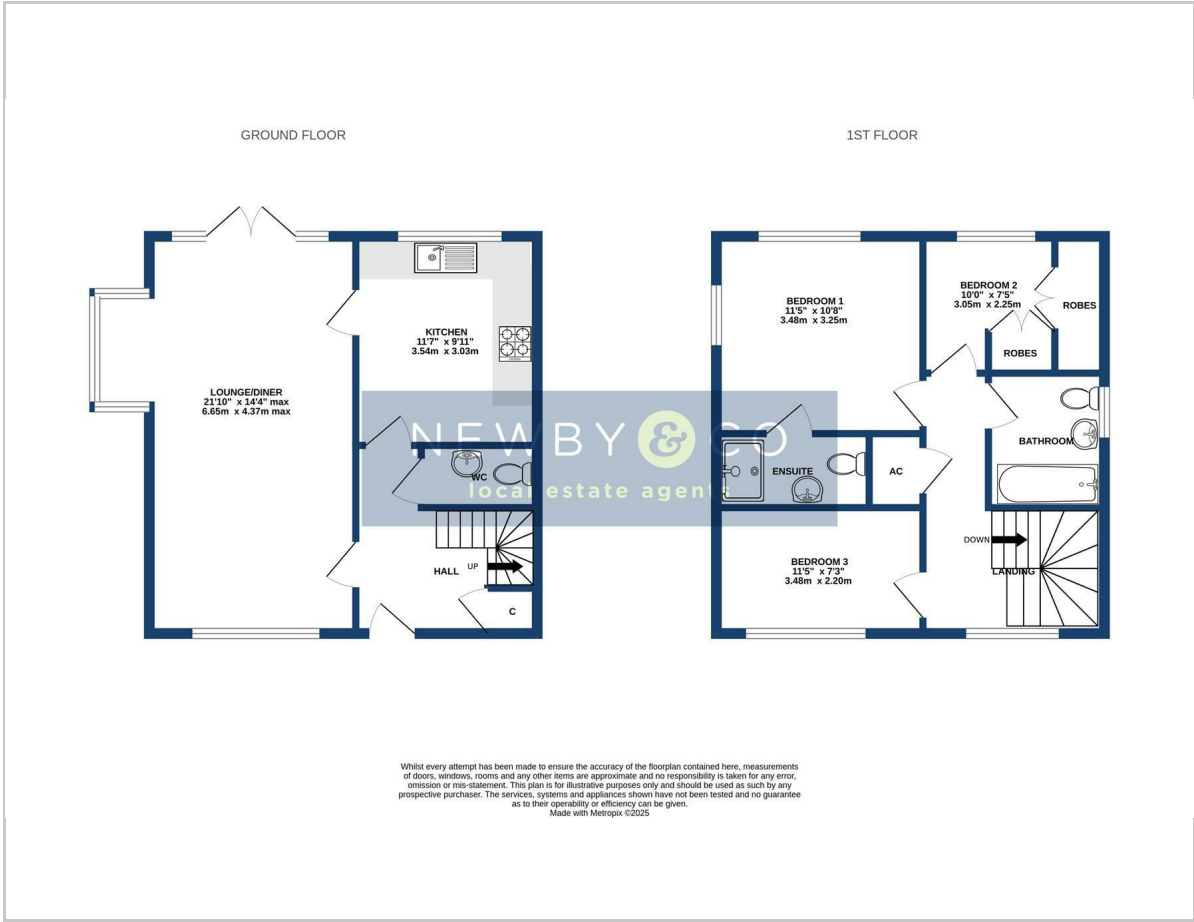
It has a Council Tax Band of D which means a charge of £2367.91 for tax year ending March 2026

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



Floor Plan



Viewing

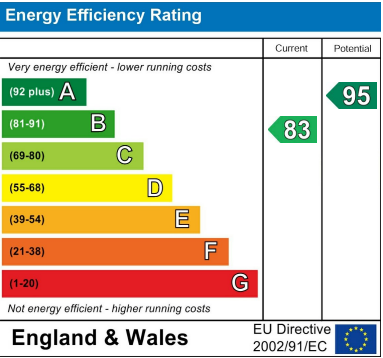
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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