



98 Hollow Road  
Anstey, LE7 7FS

£269,950



## 98 Hollow Road

Anstey, Leicester, LE7 7FS

A well loved traditional 1953 bay fronted 3 bedroom semi-detached home with beautiful garden in popular village location, a short walk from shops & well regarded schools. This well presented attractive house benefits from full gas central heating, majority UPVC double glazing. The generous accommodation includes entrance hall, lounge-diner, breakfast kitchen with pantry, side lobby & boiler store. Upstairs: a landing, 3 bedrooms, bathroom with 3 pce suite. Driveway & garage. Private well kept 75' gardens to rear. Situated close to Anstey village centre. Local shops, schools and recreational amenities are all close by as are major routes and Leicester city centre. Freehold. Council Tax Band B

### Porch

Single glazed panels to front & side, timber/glazed entrance door, tiled floor.

### Entrance Hall

Hardwood glazed inner door, timber glazed bow window with wooden shutters, stairs to first floor, fitted carpet, fitted cloaks cupboard with louvre doors, two radiators.

### Lounge-Diner

19'4" x 10'5" (5.90m x 3.20m)

A bright and airy dual aspect lounge diner with ample living space and room for a table and chairs. Timber/glazed bay window with wooden shutters to front and a further UPVC double glazed window to rear, two radiators, coving to ceiling, fitted carpet, gas fire set in brick fireplace and hearth.

### Breakfast-Kitchen

12'3" x 9'2" (3.75m x 2.80m)

UPVC double glazed window to rear, fitted with a range of base and eye level units, work surfaces, stainless steel sink unit, radiator. Provision for cooker, washing machine. Walk-in pantry store with small UPVC double glazed window and thrall, electric meter and fuse-box. UPVC double glazed door to side lobby.

### Side Lobby

UPVC double glazed door to side, quarry tiled floor. Boiler store with wall mounted Worcester boiler, shelving and provision for tumble dryer.

### First Floor: Landing

UPVC double glazed window to front, fitted carpet, access to loft, coving to ceiling, airing cupboard housing cylinder.

### Bedroom One

13'5" x 9'10" (4.10m x 3.01m)

UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling, built-in wardrobes.

### Bedroom Two

10'5" x 9'4" (3.20m x 2.86m)

UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling, built-in wardrobes.

### Bedroom Three

8'9" x 7'10" (2.69m x 2.41m)

UPVC double glazed window to front, fitted carpet, radiator, coving to ceiling, built-in wardrobes.

### Bathroom

8'4" x 6'11" (2.55m x 2.12m)

Two UPVC double glazed opaque windows, two radiators, vinyl flooring, mainly tiled walls, panelled bath with electric shower over, wash hand basin, wc.

### Outside

The front of the property has a walled garden which is all paved.

There is a driveway leading to a sectional garage with timber gates & rear door. The West facing rear garden approx 75' has patio, lawn, small conifer trees, shed, summerhouse, external water tap, fully fenced gardens.

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

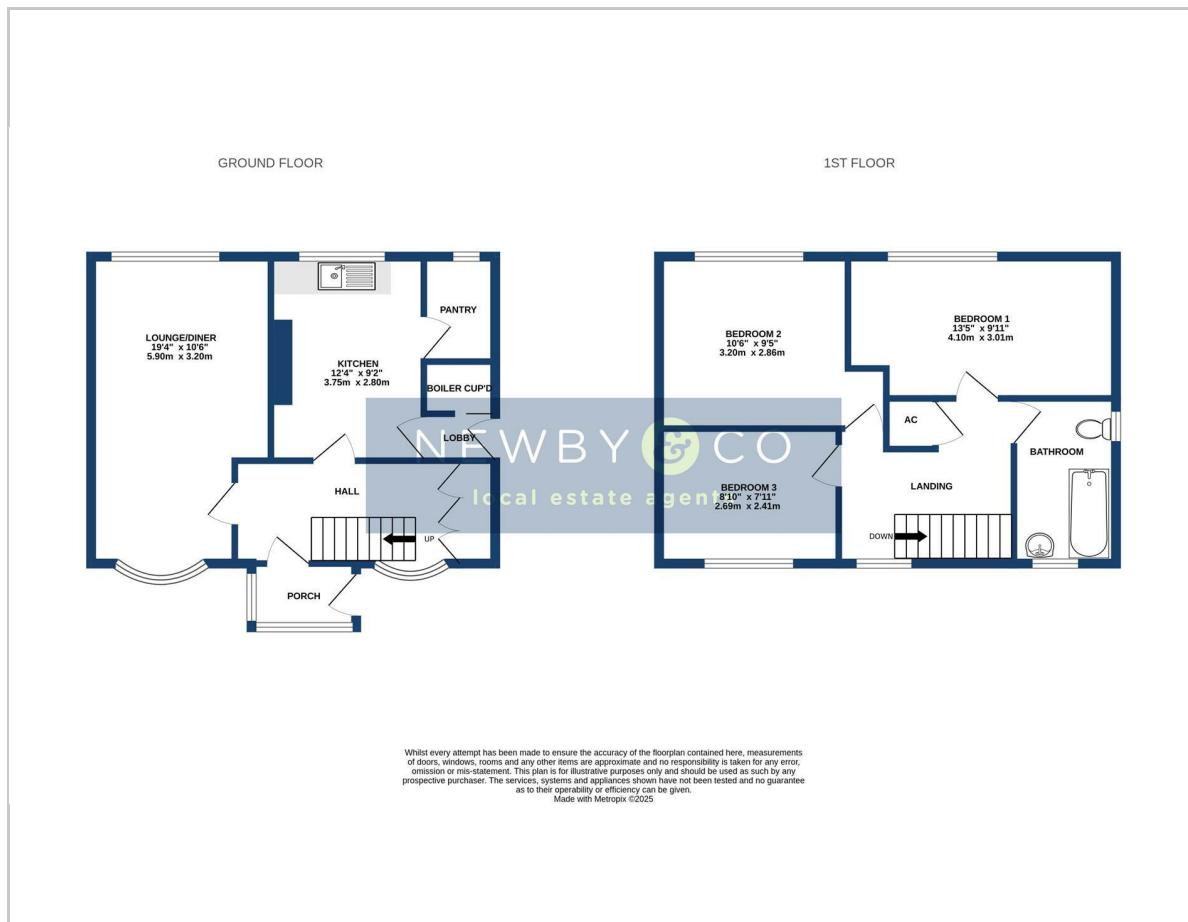
This property falls within Charnwood Borough Council ([www.charnwood.gov.uk](http://www.charnwood.gov.uk)) It has a Council Tax Band of B1841.69 which means a charge of £x for tax year ending March 2026

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

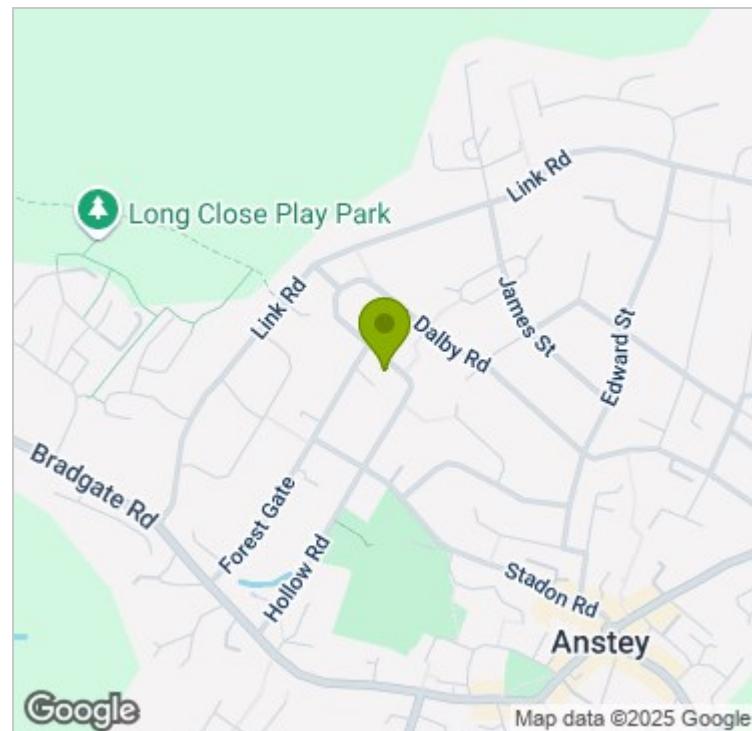
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



## Area Map

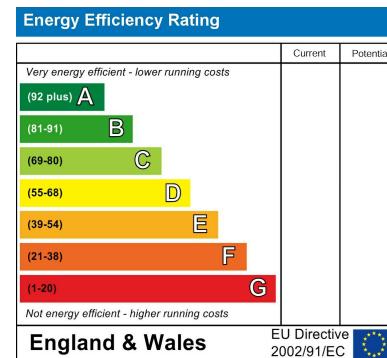


## Viewing

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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## Energy Efficiency Graph



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