



property investment and management specialists

53 BRADGATE ROAD, LEICESTER, LE7 7AB
OFFERS IN EXCESS OF £250,000





SUMMARY DESCRIPTION

A chance to own this striking 3 bedroom, 3 storey townhouse in the heart of the charming village of Anstey. Brimming with character features, the property would make an excellent family home for those looking for the agreeable pace of village life whilst also retaining the convenience of the city just 4 miles away.

FULL DESCRIPTION

Next door to the 14th Century St Mary's Church in the heart of Anstey you will find this attractive semi-detached home that offers space, utility and character at every turn. An excellent opportunity for a growing or established family this property provides the appeal of village of life with its country walks, traditional independent shops and supportive local community whilst retaining excellent schooling, transport links and amenities that a modern family expects.



Gas central heating, double glazed windows, fitted blinds, high ceilings, stained glass, high speed internet, this property brings together the traditional and the contemporary in an amalgamation of



comfort, utility and style.

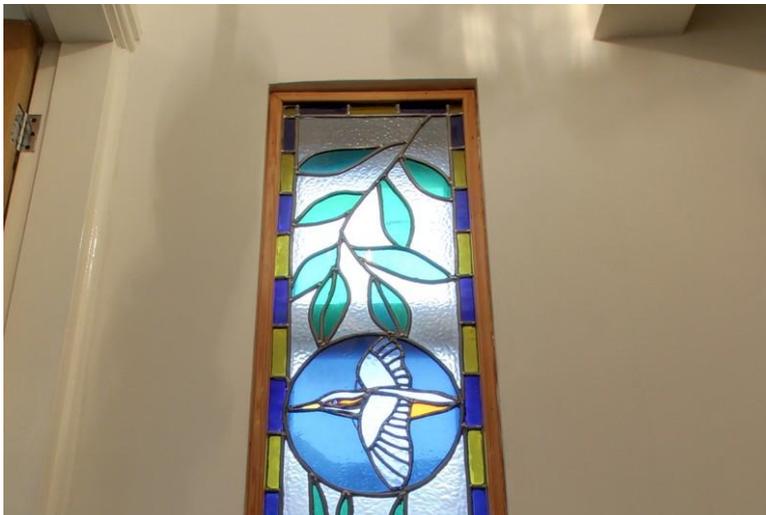
LOUNGE

12' 9" x 12' 0" (3.89m x 3.67m) Luxuriously sized, this warm and welcoming lounge has a sizeable double glazed window to the front with custom fitted blinds, gas fire with hearth, built in storage making clever use of the chimney breast, radiator, character coving, high ceilings and plush carpet as well as the traditional panelled wooden front door.



KITCHEN

23' 8" x 12' 9" (7.22m x 3.89m) An ideal entertaining space that offers huge amounts of utility due to its generous size. Whether whipping up a wholesome family meal on the double gas range or hosting friends for a kitchen disco this space would be ideal. Stunning wooden flooring, ample storage from matching base and eye level units, plenty of preparation space on the hardwood worksurfaces which run the length of the kitchen, the oversized ceramic skin with drainer and stainless steel mixer tap and the sizeable pantry all lit under the stylish recessed spotlights



MASTER BEDROOM

12' 9" x 12' 0" (3.89m x 3.67m) A palatial space at the front of the property where warm light pours in through the window to the front. Ample room for a king-size bed with space for wardrobes, chest of draws and nightstands as you need them. The radiator and plush carpets keep it cosy.

BATHROOM

8' 10" x 6' 8" (2.70m x 2.04m) Luxurious tiling, a feature wall and slate coloured vinyl tiling work together to create a clean and refreshing space housing a ceramic bath with thermostatic shower above, a hand wash basin and a low flush WC



BEDROOM

8' 10" x 7' 5" (2.70m x 2.27m) A comfortable space that would make an excellent second bedroom with its built in storage and window to the rear.

BEDROOM

12' 9" x 6' 11" (3.89m x 2.12m) The first of two spaces nestled in the eaves of the roof, these would make an excellent pair of home offices, hobby rooms



or bedrooms for growing children. Bathed in warm light from the Velux windows the laminate flooring gives them a light feel that is easy to maintain.

BEDROOM

12' 9" x 7' 1" (3.89m x 2.18m) In essence the mirror of the room opposite, except that it has additional built in storage and a traditional window providing a birds eye view of the street below.

GARDEN

To the rear of the property there is a car standing area, an outbuilding for storage and three distinct areas combining a decked area followed by a gravelled area and a further decked area. Private and perfect for whiling away the hours this low maintenance garden offers storage via a shed and plenty of room for the BBQ and entertaining on those long summers evenings.



LOCATION

Location - Anstey is a sought-after North West Leicestershire village enjoying highly regarded schooling and excellent local amenities including Bradgate Park; convenient road links to the rest of the county and easy access to the M1/M69 motorway networks along with frequent rail services to London St. Pancras from Leicester city centre



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and other data are for information only and are not intended to be relied upon for any purpose. The purchaser is advised to verify the accuracy of the measurements and to check the measurements on site. The purchaser is advised to check the measurements on site. The purchaser is advised to check the measurements on site. The purchaser is advised to check the measurements on site.

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