



106 BRADGATE ROAD, LEICESTER, LE7 7FB  
GUIDE PRICE £375,000





### PROPERTY DESCRIPTION

Kick off those muddy boots, dry off the dog and unwind in your dream family home. A luxurious 4 bed, 3 storey detached home in the most desirable spot in Anstey. Bags of character and charm sit alongside all of the modern amenities a busy family needs.

Welcome to your dream family home! This stunning 4 bed detached family home in Anstey is sure to impress even the most discerning buyer. With 3 storeys of luxurious living space, this property is perfect for families who appreciate comfort, style and space to spend time together.

As you step inside, you'll be greeted by a beautifully tiled entrance hall that immediately sets the tone for the character and style of this impressive property. The stairs lead to the 4 double bedrooms, ensuring there is plenty of space for the whole family to spread out and relax. Aside from the tiled entrance the rest of the downstairs is light, airy and perfect for entertaining, the whole space is decked with hard wearing and easy to maintain wooden flooring, making it a cinch to clean up those muddy paw



prints or spillages.

The stunning kitchen is sure to impress, and truly is the heart of the home. Featuring a gas range, breakfast island, integrated appliances, a double Belfast sink and feature lighting this space has the feel of a New York kitchen and is equally as suited to kitchen discos as cooking up a feast for family and friends.



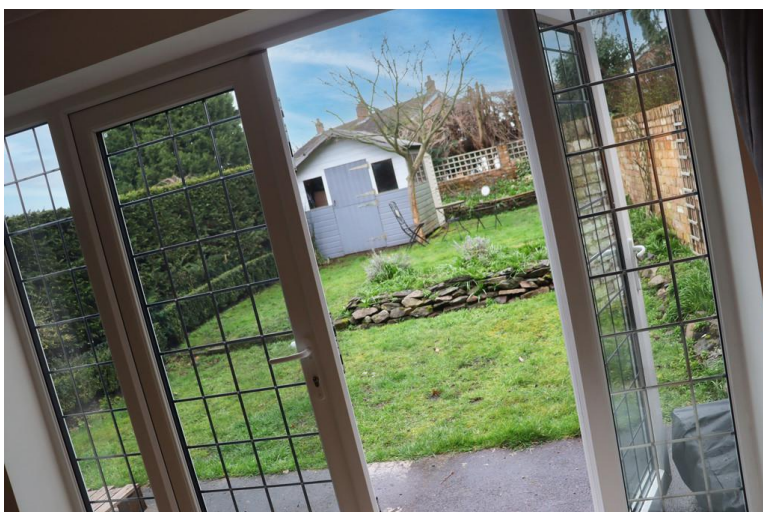
The lounge is equally impressive, and makes a cosy retreat for relaxing with the family at the end of a long day. The hearth is the warming focal point. The double patio doors and their large glass surrounds connect the interior to the exterior creating an effortless flow to the private garden bursting with colour and wild flowers.

The downstairs WC doubles up as a utility room, offering convenience and practicality for busy families with its low flush WC and hand wash basin. The modern Worcester Bosch boiler is also found here providing heat and hot water effortlessly, and with a full service history this ensures it will keep the household running for many years to come.

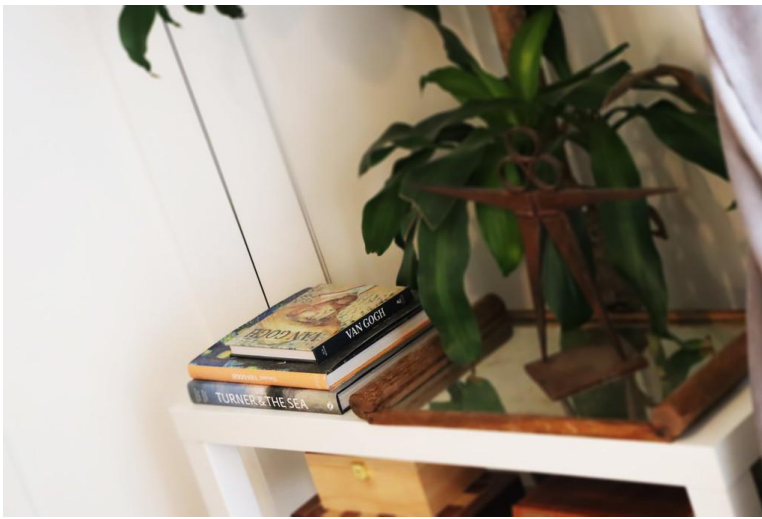


The charming rear garden also plays host to a mature tree, landscaped lawns over two levels, a patio area for entertaining and has room for two sheds for all important storage. A wonderful space for sitting with a good book and a glass of something nice.

On the first floor you will discover plush carpeting underfoot and 3 generous double bedrooms, including the frankly huge master bedroom which makes a super king-size bed look modest. All of the bedrooms are comfortable, warm and bathed in natural light from the sizeable double glazed windows, making getting out of bed in the morning even more of a chore.



The stunning master bathroom is sure to be a highlight of this luxurious property, with an attention to detail and finishes that will make you feel like you're at a spa resort. Splashback tiles, hard wearing vinyl flooring and rainfall shower are all complemented by the beautiful ceramic facilities of the 3 piece suite.



Winding around the next staircase you are greeted by the 4th double bedroom which makes up the entirety of the top floor. Depending upon your needs this would make a superb home office, study or arguably a master bedroom. Nestled in the eaves you find exposed beams and built-in storage as well as large Velux windows with blackouts to ensure a good night's sleep.

At the front of the home you'll find ample car standing space for multiple vehicles, making it easy for you to entertain guests or simply go about your daily routine.

Situated on Bradgate Road, this property is located in the most desirable location with excellent local amenities all within walking distance. You'll love the charming village centre and the proximity to local schools.

For those with younger children you are a short walk to Latimer Primary School. It's not much further for older children as Martin High School is close by.

The stunning Bradgate Park is a 5 minute drive away and is a popular place for adults and kids alike. You'll see people hiking with the dog, enjoying family bike rides and relaxing all year round amongst the local deer population. Anstey is a safe and wholesome environment for people of any age. There are many community projects, places of worship and seasonal fetes to enjoy.

Don't miss your chance to own this luxury 4 bed detached family home in Anstey. Watch our virtual tour and contact us today to schedule a private viewing and see for yourself why this property is perfect for families looking for the ultimate in

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Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, windows, doors and all other items are approximate and no responsibility is taken for any mis-measurement or mis-statement. This plan is for illustrative purposes only and should be used as such for general guidance purposes. The layout, fixtures and appliances are subject to change without notice and are provided as they are available at the time of going to print. Made with HEMPA 12023