



102 BRADGATE ROAD, LEICESTER, LE7 7FB  
£340,000





## SUMMARY

Introducing a Remarkable Piece of History in Anstey:  
A Grade 2 Listed 3-Bedroom Semi-Detached Home

Nestled on the most coveted street in Anstey, this historic Grade 2 listed semi-detached home is a testament to timeless charm, character, and local heritage. Dating back to the 1800s, this property not only offers a comfortable living space but also a unique connection to the village's rich history. It's a rare gem that has not graced the market since 1980's making it a truly special opportunity for discerning buyers.

## HISTORICAL SIGNIFICANCE

This distinguished property was built in the 1800s and carries a rich history closely tied to the village's development. Originally constructed for Daniel Pettifor, the esteemed brewery owner, this home stands as a living relic of a bygone era. Imagine the stories it could tell, having witnessed the ebb and flow of Anstey's evolution.



### **SPACIOUS INTERIOR:**

Spanning 124 square meters, this home offers ample room for a growing family. As you step inside, you'll be greeted by a large entrance hall, providing convenient storage and space for your cherished furnishings. The heart of the home is the expansive living room, featuring high ceilings, exposed beams, a welcoming hearth, bay windows, and patio doors that lead to a private cottage garden.

### **CHARACTERFUL KITCHEN:**

The kitchen exudes cottage charm, boasting exposed beams, ample storage, and room for your appliances. The tiled floor adds to the rustic appeal, and a unique trapdoor provides access to the substantial basement, a versatile space ready for your imagination.

### **BEDROOMS AND MORE:**

All three bedrooms are generously sized, with the master bedroom spanning over 24 square meters and offering three substantial built-in wardrobes. The top-floor bedroom, also over 24 square meters, has plumbing and could easily accommodate an en-suite bathroom, whilst also providing a lovely view of the village through its large window.

### **MODERN COMFORTS:**

A modern combi boiler ensures efficient heating, making this historic gem a cosy and inviting haven despite its single-glazed windows—a nod to its listed status. The property also features a detached garage with power, part of a block of three, providing ample storage space.

### **ENCHANTING GARDENS:**

The property boasts a brick car standing area, perfect for multiple vehicles, and a charming walled front garden and patio that welcomes you home. A private walled cottage garden, accessible from the living room, bathes in natural light and offers a secure play area for children.

### **ANSTEY'S ALLURE:**





Anstey is more than just a village; it's a vibrant community with excellent schools, green spaces like Bradgate Park, and a thriving local scene. Independent businesses, healthcare facilities, pubs, bakeries, and restaurants contribute to the village's unique charm. With superb road access and direct bus routes to Leicester, Anstey offers the best of both worlds-rural tranquility and urban convenience.

**HISTORICAL EVOLUTION:**

Built in the 1840s for Daniel Pettifor, the property was divided into two in the 1980s, with additional garages and a dwelling added to the original plot. This blend of history and modernity creates a distinctive living experience.

**A VILLAGE FOR ALL:**

This home is ideally located within walking distance of the highly regarded Latimer Street Primary School and St Martins High School, both rated "good" by Ofsted. Community groups, sports clubs, and abundant green spaces like Bradgate Park ensure there's something for everyone.

**YOUR PLACE IN HISTORY:**

This remarkable property is poised to become the canvas for your family's next chapter. It combines the allure of a historic past with the comforts of modern living-a truly unique opportunity to build cherished memories in a home filled with charm and history.

Don't miss the chance to own a piece of Anstey's heritage. Contact us today to arrange a viewing and discover the magic of this captivating property for

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