



2 Choyce Close, Anstey, LE7 7QW

- Executive Style Detached House
- 4 Excellent Reception Rooms
- Breakfast Kitchen, Separate Utility
- 5 Double Beds, 3 Bathrooms
- Double Garage and Parking
- Situated on Village Outskirts

A very spacious, particularly well presented and appointed, modern, executive style, five double bedded, detached family house offering gas centrally heated, sealed unit double glazed accommodation with reception hall, fitted cloakroom, four excellent reception rooms, well equipped and fitted breakfast kitchen, separate utility room, three bath or shower rooms (two en-suite), double garage, additional off-road parking and a well screened rear garden, situated on the outskirts of this favoured edge of Charnwood Forest village. EPC B.

£695,000

GENERAL INFORMATION:

The convenient and sought-after village of Anstey is located on the edge of the Charnwood Forest with its many scenic country walks and golf courses, between Leicester and Loughborough, and is well known for its popularity in terms of convenience for ease of access to the aforementioned centres of employment, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough, Melton Mowbray, Oakham and Uppingham, as well as the A46\M1\M69\M42 major road network for travel north, south and west, and the East Midlands and Birmingham International Airports.

Anstey is situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village with a population of about 6,000, on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicesters City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A good size supermarket is close by and a number of independent, family run business can be found including Post Office, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and three pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

GENERAL DESCRIPTION:

Situated on the outskirts of this favoured edge of Charnwood Forest village, this modern, executive style, detached house is well suited to family occupation and offers spacious, particularly well presented and appointed accommodation briefly comprising reception hall, cloakroom, four excellent reception rooms, well equipped breakfast kitchen and a separate utility room. To the first floor are five double bedrooms, a main bathroom and two en-suites, together with a detached double garage, additional off-road parking for three vehicles and a well screened rear garden.

The gas centrally heated, sealed unit double glazed accommodation is ideal for the extended family and is arranged on two floors as detailed below:-

DETAILED ACCOMMODATION

ON THE GROUND FLOOR:

RECESSED PORCH

With porch light and access through framed and panelled front entrance door to:

RECEPTION HALL

24'4 x 10'6 max. (7.42m x 3.20m max.)

With sealed unit double obscure glazed front screen beside the front entrance door, polished porcelain tiled floor, wall-mounted alarm control panel, telephone point, central heating programmer unit, recessed ceiling spotlighting, smoke alarm and dog-leg staircase rising off to first floor with two store cupboards under. The hall leads to:



FITTED CLOAKROOM

With two-piece white suite comprising low flush w.c. and wash hand basin inset to vanity unit with hot and cold mixer tap and double cupboard below. Also with polished porcelain tiled floor, ceiling light fitting, 'Xpel-Air' extractor fan and sealed unit double obscure glazed window.



FRONT DINING ROOM\FAMILY AREA

12'7 x 20'0 (3.84m x 6.10m)

With twin sealed unit double glazed windows, matching side window, ceiling light point and heating programmer.



STUDY OR PLAY ROOM

12'6 x 6'7 (3.81m x 2.01m)

With polished porcelain tiled floor, ceiling light point and sealed unit double glazed side window.



REAR LOUNGE\FAMILY ROOM

18'1 x 11'4 (5.51m x 3.45m)

With twin sealed unit double glazed windows, central heating programmer unit, t.v. point, ceiling light point and double sealed unit double glazed French doors to rear garden terrace.



FRONT SITTING ROOM

15'6 x 19'5 (4.72m x 5.92m)

With three sealed unit double glazed windows, feature coal effect electric fire, t.v. point, wall-mounted central heating programmer and ceiling light point.



BREAKFAST KITCHEN

22'1 x 11'6 (6.73m x 3.51m)

With fitted kitchen by 'Arthur Bonnet' and equipment including single bowl polycarbonate sink and drainer unit with hot and cold mixer tap and separate hot and cold water drinking tap inset to U-shaped diamond flecked polished granite worktop with range of drawers and cupboards under, matching splashback and twin sealed unit double glazed windows over. Integrated appliances including 'Miele' double oven, matching steam oven and microwave with two pan drawers under and double cupboard over, 'Bosch' dishwasher and 'Miele' five-plate induction hob with 'Elica' three-speed cooker hood over. Also with polished porcelain tiled floor, central heating programmer, recessed ceiling spotlighting, smoke alarm and twin sealed unit double glazed French doors to rear garden. Door to:



SEPARATE UTILITY ROOM

7'1 x 11'5 (2.16m x 3.48m)

With one-and-a-half bowl stainless steel sink unit with hot and cold mixer tap inset to diamond flecked polished granite worktop and drainer with double cupboard, plumbing for automatic washing machine and space for drying machine all under, two double wall cupboards over and space for fridge/freezer to side. Also with polished porcelain tiled floor, wall-mounted gas fired central heating boiler also supplying domestic hot water, ceiling light fitting, 'Xpel-Air' extractor fan and sealed unit double glazed side window with matching part glazed external side door.



ON THE FIRST FLOOR:

STAIRCASE AND GALLERIED LANDING (measuring 10'6 x 26'8), with twin sealed unit double glazed windows, central heating radiator, recessed ceiling spotlighting, smoke alarm, roof void access, central heating programmer and shelved airing cupboard off. The landing leads to:



MASTER BEDROOM SUITE

Comprising:

BEDROOM 1 (FRONT)

16'7 x 12'8 (5.05m x 3.86m)

With twin sealed unit double glazed windows, central heating radiator and t.v. point.



EN-SUITE DRESSING AREA

9'6 x 5'8 (2.90m x 1.73m)

With fitted wardrobe units comprising hanging rails and shelving, together with recessed ceiling spotlighting. Door to:

EN-SUITE BATHROOM

With fully 'Travatine' tiled surrounds and four-piece white suite comprising wash hand basin inset to vanity unit with hot and cold mixer tap and double cupboard below, low level w.c., panelled bath with hot and cold mixer tap and tiled shower area with flexi hose shower unit. Also with upright heated towel rail/radiator, recessed ceiling spotlighting, 'Xpel-Air' extractor fan and sealed unit double obscure glazed side window.



GUEST BEDROOM SUITE

Comprising:

BEDROOM 2 (REAR)

14'7 x 11'8 (4.45m x 3.56m)

With central heating radiator, twin sealed unit double glazed windows, t.v. point and ceiling light fitting. Door to:



EN-SUITE SHOWER ROOM

6'4 x 9'7 (1.93m x 2.92m)

With three-piece suite comprising white circular wash hand basin with hot and cold mixer tap, low level w.c. and fully tiled shower area with overhead rain shower. Also with full tiling to two walls, tiled floor, upright heated towel rail/radiator, recessed ceiling spotlighting, 'Xpel-Air' extractor fan and sealed unit double obscure glazed side window.



BEDROOM 3 (FRONT)

12'7 x 12'0 (3.84m x 3.66m)

With twin sealed unit double glazed windows, central heating radiator and ceiling light fitting.



BEDROOM 4 (REAR)

15'8 x 12'7 (4.78m x 3.84m)

With twin sealed unit double glazed windows, central heating radiator and ceiling light fitting.

BEDROOM 5 (REAR)

11'7 x 12'6 (3.53m x 3.81m)

With twin sealed unit double glazed windows, central heating radiator and ceiling light point.



SPACIOUS FAMILY BATHROOM

With fully tiled 'Travatine' surrounds and four-piece suite comprising jacuzzi spa bath with hot and cold mixer tap and separate shower handset, wash hand basin inset to vanity unit with hot and cold mixer tap and double cupboard below, low level w.c. and fully tiled shower area with overhead rain shower and separate flexi hose handset. Also with upright heated towel rail/radiator, recessed ceiling spotlighting, 'Xpel-Air' extractor fan and sealed unit double obscure glazed window.



OUTSIDE:

The property occupies a rectangular shaped plot with block paved off-road parking for three vehicles to front and a SEPARATE DETACHED DOUBLE GARAGE with roller shutter door, electric light and power supply.

REAR GARDENS

The good sized rear garden is laid mainly to lawn with fenced surrounds for privacy, a variety of trees and an extensive flagged patio area.



SERVICES:

All mains services are understood to be available. Central heating is gas fired (underfloor to the ground floor, radiator heating to the first floor) and electric power points are fitted throughout the property which is double glazed with sealed units and benefits from a security alarm system.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings and recessed spotlight fittings, are included in the sale. Other light fittings are available by separate negotiation.

VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

FLOOR PLANS:

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

MAKING AN OFFER:

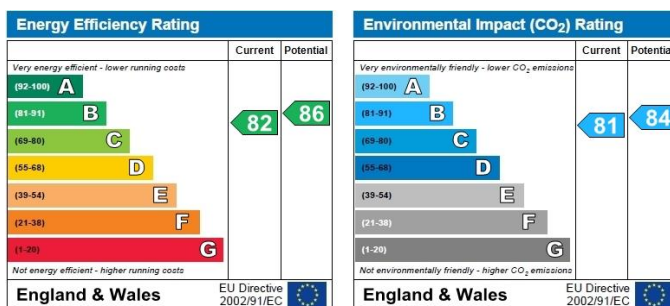
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.





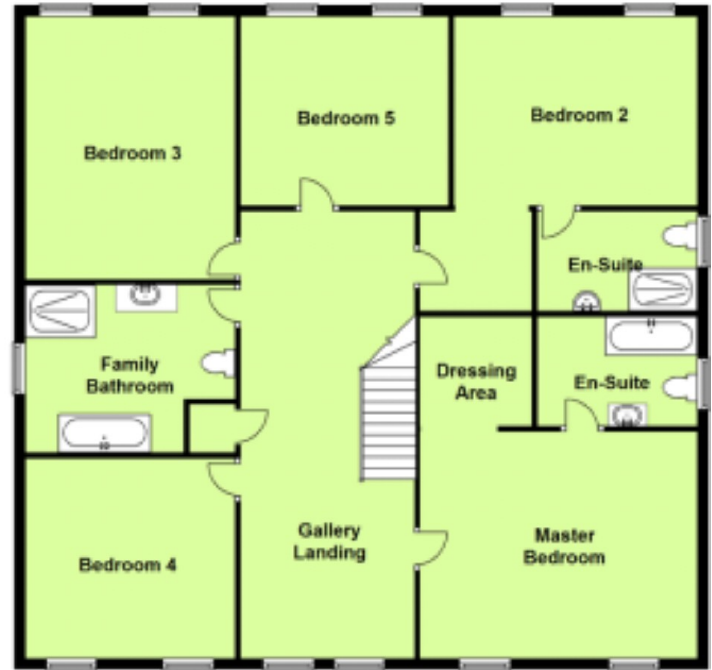
Ground Floor

Approx. 144.1 sq. metres (1551.1 sq. feet)



First Floor

Approx. 144.7 sq. metres (1558.0 sq. feet)



Total area: approx. 288.8 sq. metres (3109.1 sq. feet)

Directions

Proceed out of Leicester along the A6 St. Margaret's Way in a northerly direction, bearing right at the traffic light complex onto Ravensbridge Drive, crossing over Blackbird Road, onto Anstey Lane. Continue along this road, as signposted to Anstey village, eventually crossing over the A46 Western By-Pass, travelling down the Leicester Road and taking the first right hand turn into Gorse Hill, doubling back on yourself onto Gynsill Close and then turn left into Choyce Close where the property may be found at the head of the cul-de-sac.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

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