



Greys View, Anstey
Leicester, LE7 7UX

Greys View, Anstey Leicester, LE7 7UX £349,950

*** STUNNING VIEWS OF BRADGATE PARK AND OLD JOHN *** SPACIOUS THREE BEDROOMED DETACHED HOME *** SOUTH FACING REAR GARDEN *** POPULAR MODERN DEVELOPMENT ***

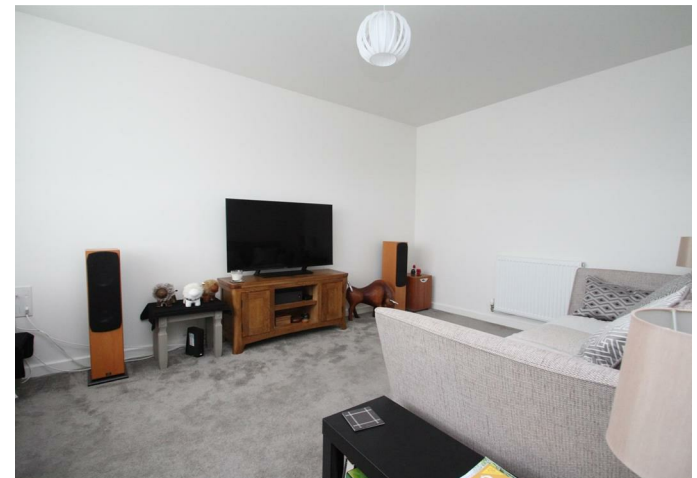
Newton Fallowell are delighted to offer to the market this most attractive and spacious three bedroomed detached home, occupying one of the best positions on the Bloor Homes development, having views to the front aspect over to Bradgate Park and Old John. The property is less than a year old, therefore the remainder of the builders warranty is included and the property has had a number of upgrades from the original specification including upgraded tiling, kitchen appliances, floor coverings, made to measure blinds and shutters (included in the sale) and a well designed and landscaped rear garden. The property benefits from dual zone gas central heating, fibre broadband and has ethernet ports in the lounge and master bedroom and is pre-wired for a home network. Perfect for the family buyer, the property is a blank canvas and offers the perfect opportunity for the buyer to put their decorative stamp on the property.

The internal accommodation comprises in brief; entrance hall with doors off to a bay windowed lounge, downstairs WC, well appointed dining kitchen with utility area and French doors opening out to the gardens, a first floor landing, master bedroom with fitted wardrobes and en-suite shower room, two further generous bedrooms and a family bathroom.

Externally there is a small lawned garden to the front with a driveway providing off road parking for two/three cars leading to a large detached garage, being of brick and tile construction with an up and over door, power and light. A timber gate leads to the south facing rear gardens with an Indian flagstoned patio, shaped lawn with mature planted border and outside tap.

Accommodation

A composite obscure double glazed front door beneath an attractive canopy porch leads to:-



Entrance Hall

Having an Amtico floor, radiator, staircase rising to the first floor landing and doors off to:-

Downstairs WC

Having an Amtico floor and being fitted with a low flush WC, wall mounted wash hand basin, half tiled walls and an extractor.

Bay Windowed Lounge

10'9" x 14'1" (3.3 x 4.3)

Having a walk in UPVC double glazed box bay window to the front elevation, two radiators and television and telephone points.

Dining Kitchen

14'4" x 11'6" (4.37 x 3.51)

A lovely, bright and airy dining kitchen having an Amtico floor and being fitted with a range of gloss white wall and base units with a complementary work surface, inset composite one and a third bowl sink and drainer with mixer tap over, integrated Bosch electric double oven and grill and Flexzone electric induction hob with contemporary extractor hood over, integrated dishwasher, space for a freestanding fridge/freezer, recessed spotlights, radiator and a set of UPVC double glazed French doors with full height sidelights opening to the gardens. Directly off the kitchen there is a:-

Utility Area

3'3" x 9'3" (1 x 2.82)

Having an Amtico floor and being fitted with white gloss units, worksurfaces, space and plumbing for washing machine and tumble dryer, concealed gas fired central heating boiler and radiator.

First Floor Landing

Returning to the entrance hall, a staircase rises to the first floor landing, having a UPVC double glazed window to the side elevation, loft access, large storage cupboard and doors off to:-

Master Bedroom

9'1" x 9'4" (2.78 x 2.87)

Having a UPVC double glazed window to the front elevation with fine countryside views, radiator, wiring for television point, fitted wardrobes with mirrored sliding doors and door to:-

En-Suite Shower Room

Having a tiled floor and further tiling to water sensitive areas and being fitted with a large shower cubicle, low flush WC, wall mounted wash hand basin, extractor, radiator and an obscure UPVC double glazed window to the front elevation.

Bedroom Two

10'0" x 8'7" (3.05 x 2.63)

Having a UPVC double glazed window to the rear elevation and radiator.

Bedroom Three

7'7" x 9'7" (2.32 x 2.94)

Having a UPVC double glazed window to the rear elevation and radiator.

Family Bathroom

Having a tiled floor and being fitted with a panelled bath with shower attachment over, low flush WC, wall mounted wash hand basin, ceramic tiling to water sensitive areas, heated towel ladder, shaver point, extractor and an obscure UPVC double glazed window to the side elevation.

Exterior and Gardens

Externally there is a small lawned garden to the front with a driveway providing off road parking for two/three cars leading to a large detached garage (5.79m x 3.17m), being of brick and tile construction with an up and over door, power and light. A timber gate leads to the rear gardens with an Indian flagstoned patio, shaped lawn with mature planted border and outside tap.

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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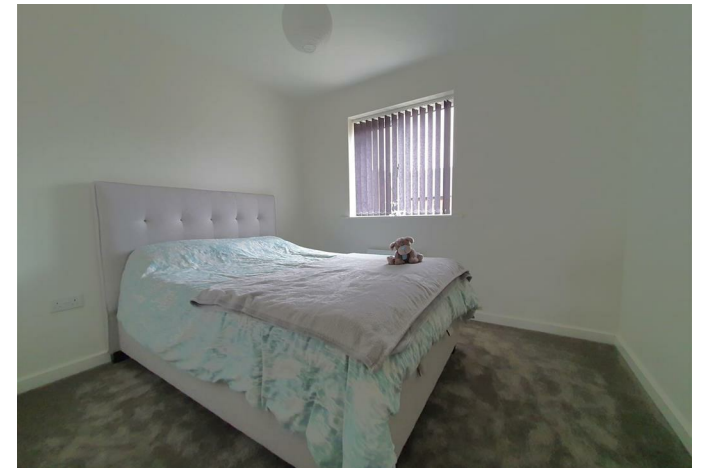
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FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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