

Alexanders
MarketMakers.

Bradgate Road
Anstey

- Deceptively spacious Victorian home
- Over 1,700 square feet of accommodation
- Stylish kitchen with central island
- Characterful sitting room with wood stove
- Four bedrooms arranged across two floors
- Four-piece family bathroom
- Enclosed garden with paved seating terrace
- Gravel driveway providing off-road parking
- EPC Rating E / Council Tax Band C / Freehold

Alexanders are delighted to bring to market this deceptively spacious Victorian home, tucked away on Bradgate Road and offering over 1,700 square feet of accommodation arranged across three floors. Combining period character with a versatile layout, the property offers generous living space, four bedrooms and a wealth of charming features throughout.

Highlights include a characterful sitting room featuring exposed ceiling beams and a wood-burning stove set within an attractive brick fireplace, a stylish kitchen with central island and feature fireplace, and a garden room providing an attractive connection to the outside space. The second-floor main bedroom, with its vaulted ceiling, Velux windows and built-in storage, adds further appeal.

Outside, the gravel driveway provides off-road parking, while the delightful garden features a generous lawn and paved seating terrace. Situated in the popular village of Anstey, the property is well placed for local amenities and offers convenient access to the surrounding countryside and nearby Leicester.













Accommodation:
The entrance porch leads into the ground floor, where the sitting room provides a welcoming reception space, centred around an attractive brick fireplace with a wood stove. Exposed ceiling beams add further character, while a bay window looks through to the garden room beyond.

The separate dining room provides an ideal space for family meals and entertaining, featuring a bay window and French doors opening into the garden room beyond. This creates a lovely connection between the reception areas and the garden.

The kitchen has a sleek, contemporary finish, with a central island providing additional preparation space and an attractive feature fireplace retaining a sense of the property's original character. A useful utility room and ground-floor WC add everyday practicality.

To the first floor are three well-proportioned bedrooms, served by a four-piece family bathroom. The second floor is dedicated to the main bedroom suite, an impressive space featuring a vaulted ceiling, Velux windows and built-in storage, creating a characterful and private retreat.

Gardens and land:
The garden is a real highlight, with a generous lawn complemented by a paved seating terrace, ideal for outdoor dining and enjoying the warmer months. A gravel driveway to the front provides valuable off-road parking.

Location:
Anstey is a popular village in Leicestershire, situated on the north-western outskirts of Leicester and offering a pleasant blend of village charm and everyday convenience. The village provides a good range of local amenities, including shops, cafés, traditional pubs and schooling, alongside a welcoming community atmosphere. For those who enjoy the outdoors, the surrounding countryside and nearby Bradgate Park offer plenty of opportunities for walking and exploring, while convenient road links and bus services provide access to Leicester and the wider area.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.


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Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

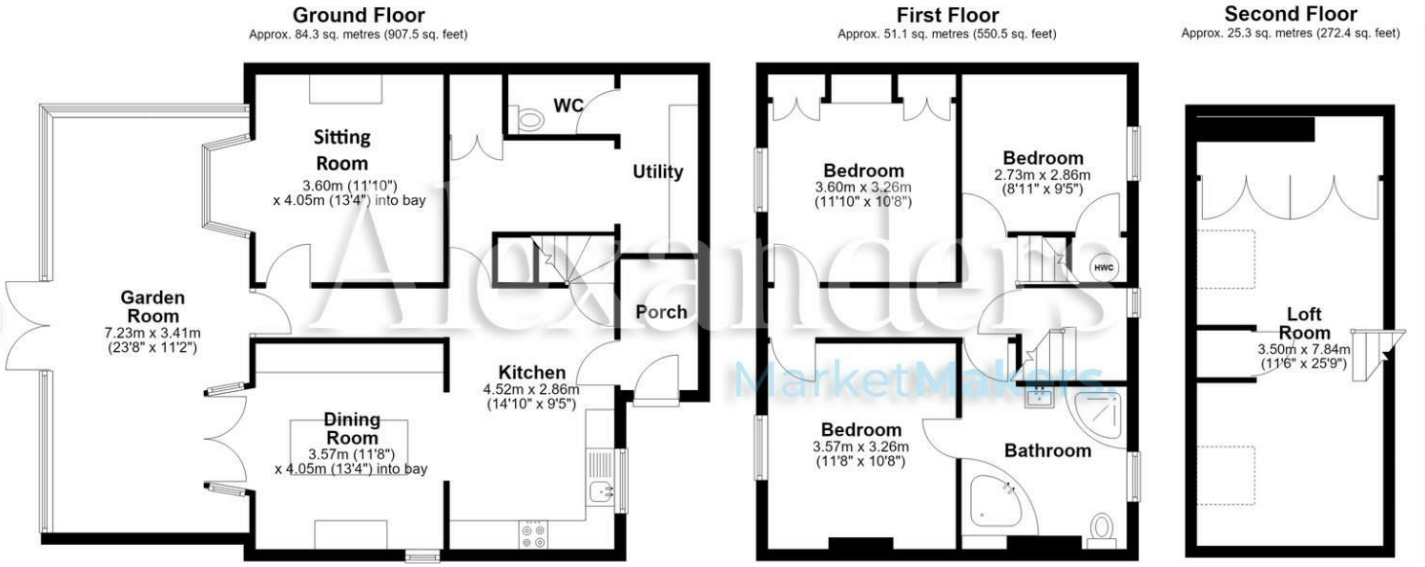
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

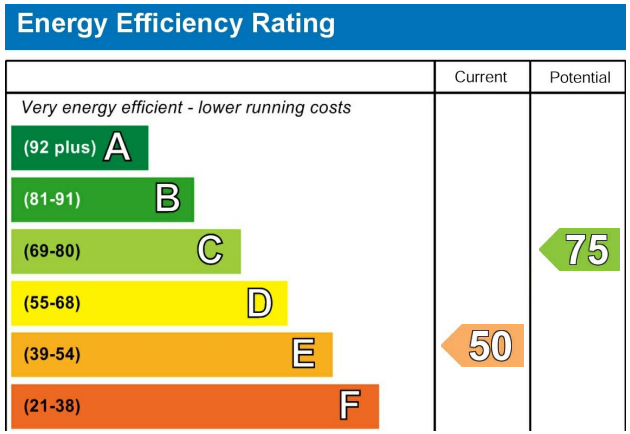
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



Total area: approx. 160.8 sq. metres (1730.4 sq. feet)







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