

3 Rosebery Road, Anstey

Offers Over **£230,000**

ELLIOTT'S
ESTATE AGENTS

3 Rosebery Road

Anstey, Leicester

** CALL TO VIEW ** potential FOUR BEDROOMS ** VERSATILE accommodation and with it being arranged over THREE floors ** TWO BATHROOM ** NO ONWARD CHAIN ** GARAGE with PARKING in front of it **

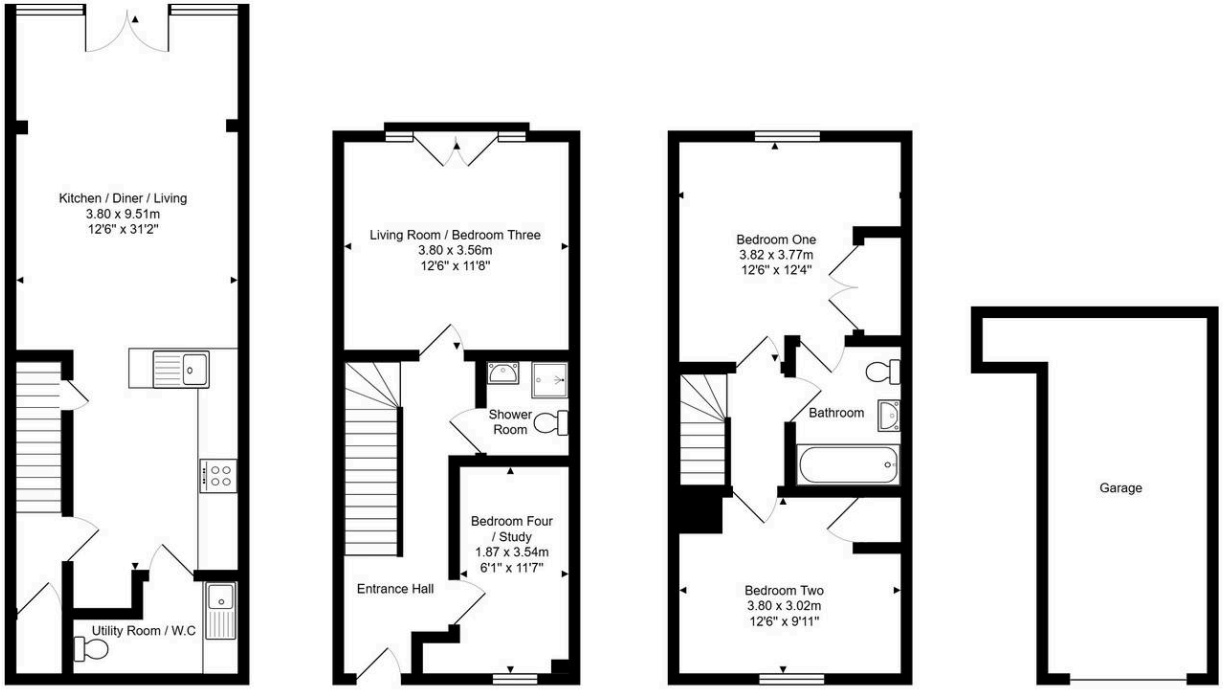
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- A spacious modern end of town with it's accommodation being arrange over three floors
- Potential four bedrooms, versatile accommodation on offer
- Two bathrooms available and a lower level WC/ utility
- A spectacular sized open plan styled Kitchen / Living Room (31'2"ft approximate in length)
- Living room/ bedroom three has a Juliet balcony
- Garage with parking in front of it
- Ready for a buyer to put their own mark on it to truly make it their own
- Well proportioned low maintenance garden
- Being offered with no onwards chain
- Located in the village of Anstey



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

3 Rosebery Road

Anstey, Leicester

CALL TO ARRANGE A VIEWING - Offered with no onward chain - Situated in the village of Anstey, this spacious and modern end-of-town house presents versatile accommodation arranged over three well-designed floors, offering ample space for comfortable family living or those seeking flexible room layouts. The property boasts the potential for four bedrooms, allowing buyers to tailor the space according to their individual needs, whether that be additional bedrooms, a home office, or a dedicated lounge.

The house features a nicely sized entrance hall that sets the tone for the rest of the home, there is a convenient lower-level WC and utility area for added practicality. The heart of the property is a spectacular sized open-plan kitchen living room, stretching approximately 31ft in length, providing an impressive and sociable environment ideal for both entertaining and everyday life. The living room or third bedroom benefits from a Juliet balcony, allowing natural light to flow through. Two well-appointed bathrooms serve the upper floors, ensuring convenience for residents and guests alike. Additional features include a garage with parking directly in front of it, providing valuable off road parking and extra storage options.

The property is ready for a buyer to put their own mark on it, offering a blank canvas to truly make it their own and create a home that reflects their style and preferences. The low maintenance garden is well proportioned, making it perfect for those who like to spend their time relaxing or entertaining outdoors.

The location in Anstey offers a blend of village charm and accessibility, with local amenities, schools, and transport links nearby, making this an excellent choice for families, professionals, or anyone seeking a modern home in a desirable setting. This property is ideal for those looking for spacious, adaptable accommodation and with the potential to personalise, all within a thriving village community. Early viewing is highly recommended to appreciate the size, layout, and potential this wonderful home has to offer.



GARDEN

Low maintenance rear garden with a patio area and access to the garage to the rear.

Garage

Single Garage

Off street

1 Parking Space

Location

Anstey village is situated north-west of Leicester City centre which is approximately four miles away. The village hosts a variety of different shops, pubs, restaurants, and other amenities. There is a supermarket is close by and a number of independent, family run business including a post office, dentist and doctors surgery. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education. Bradgate park is a short drive away which is a beautiful day out to be enjoyed with friends and family.









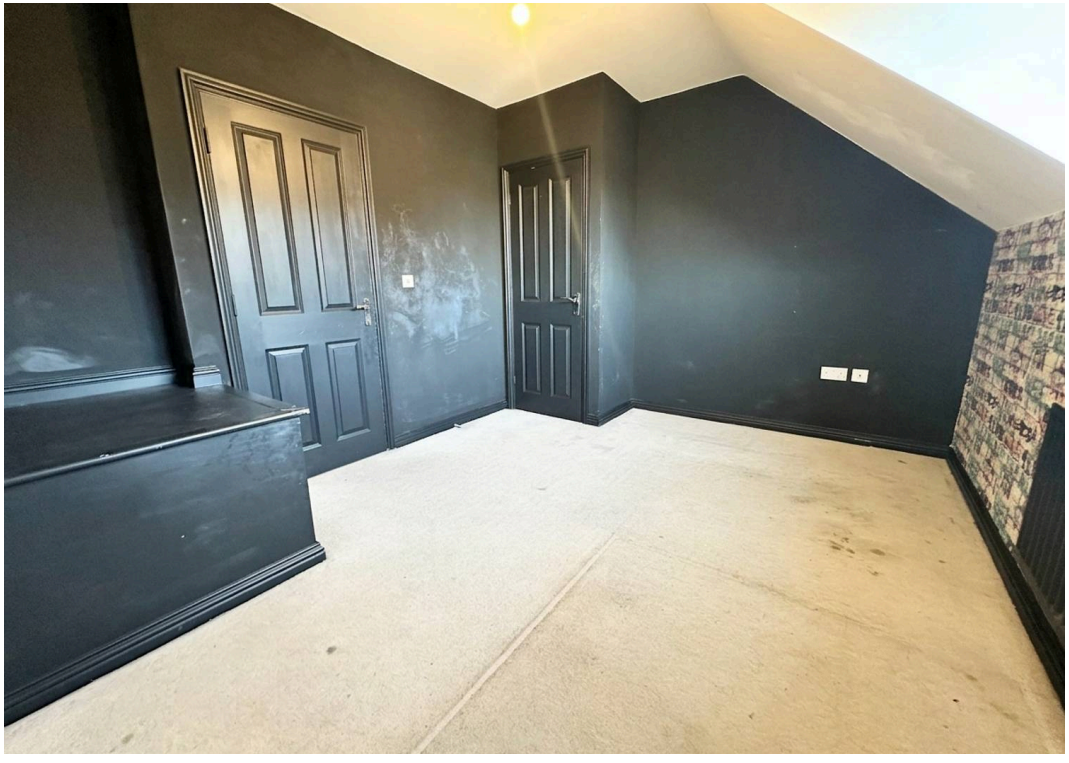














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