

Holden's

A Modern Estate Agent



129 Andrew Road, Leicester, LE7 7BD

£400,000

Situated within a sought after part of Anstey, this spacious five bedroom detached home offers versatile family accommodation, a generous south-facing rear garden, off road parking and an integral garage. Conveniently located close to local schooling, village amenities and major transport links, the property also benefits from a large through lounge, conservatory and well proportioned bedrooms throughout.

Summary

Located within a popular and well established part of Anstey, this spacious five bedroom detached home presents an excellent opportunity for growing families seeking versatile accommodation in a convenient village setting. Positioned close to highly regarded local schooling, everyday amenities and transport links, the property offers generous living space throughout together with a beautifully maintained south-facing rear garden, off road parking and an integral garage.

The accommodation begins with an entrance porch leading into a welcoming hallway with stairs rising to the first floor. The main living area is particularly impressive, stretching from front to rear and providing an abundance of natural light together with ample space for both relaxing and entertaining. French doors open into the conservatory, creating an additional reception area overlooking the garden and offering an ideal space to enjoy throughout the year.

The kitchen is fitted with a range of wall and base units together with integrated cooking appliances and enjoys pleasant views over the rear garden. The integral garage has been thoughtfully arranged to provide a practical utility area along with a ground floor WC, whilst still retaining useful storage and parking space.

To the first floor are five well proportioned bedrooms, making the property ideal for larger families, home working or those requiring flexible accommodation. Several of the bedrooms benefit from fitted storage, whilst the family bathroom is fitted with a modern suite including a shower over the bath.

Outside, the rear garden is a particularly attractive feature of the home, enjoying a sunny south-facing aspect with a patio seating area, lawn and established planted borders creating a private and pleasant outdoor space. To the front, a brick paved driveway provides off road parking and leads to the garage.

Anstey remains one of Leicestershire's most sought after villages, offering an excellent range of local shops, cafes, pubs and schooling, together with convenient access to Leicester city centre, the A46 western bypass and motorway links.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

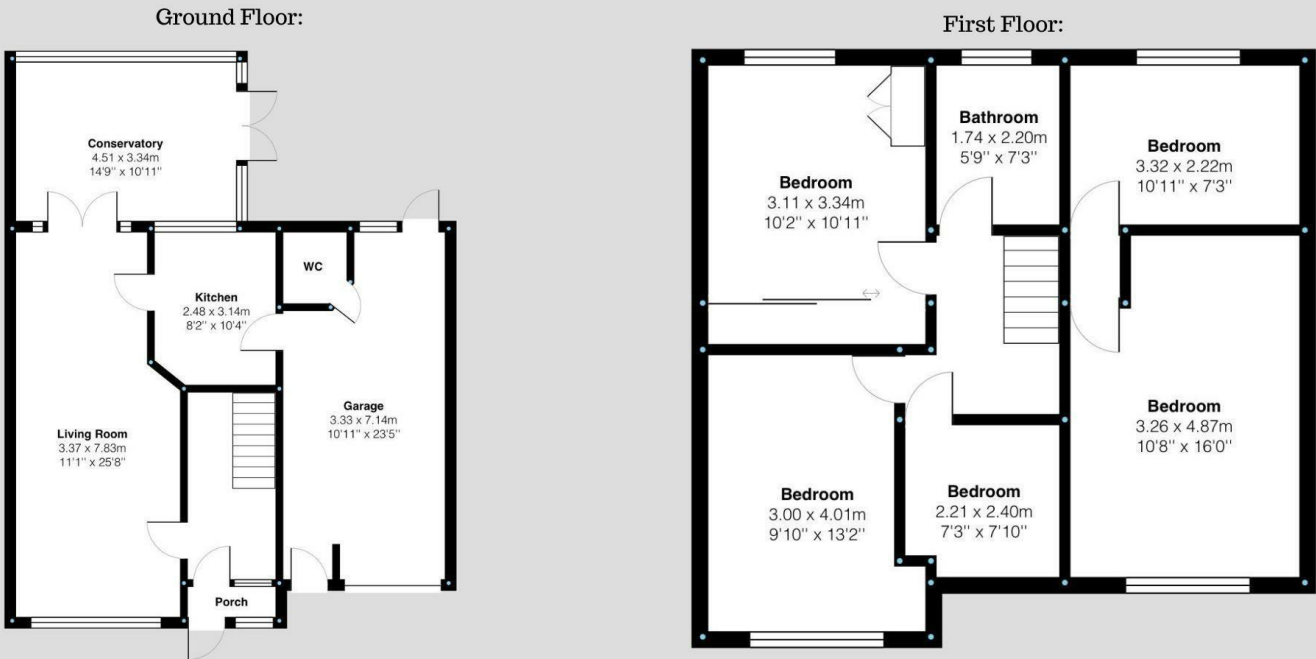
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



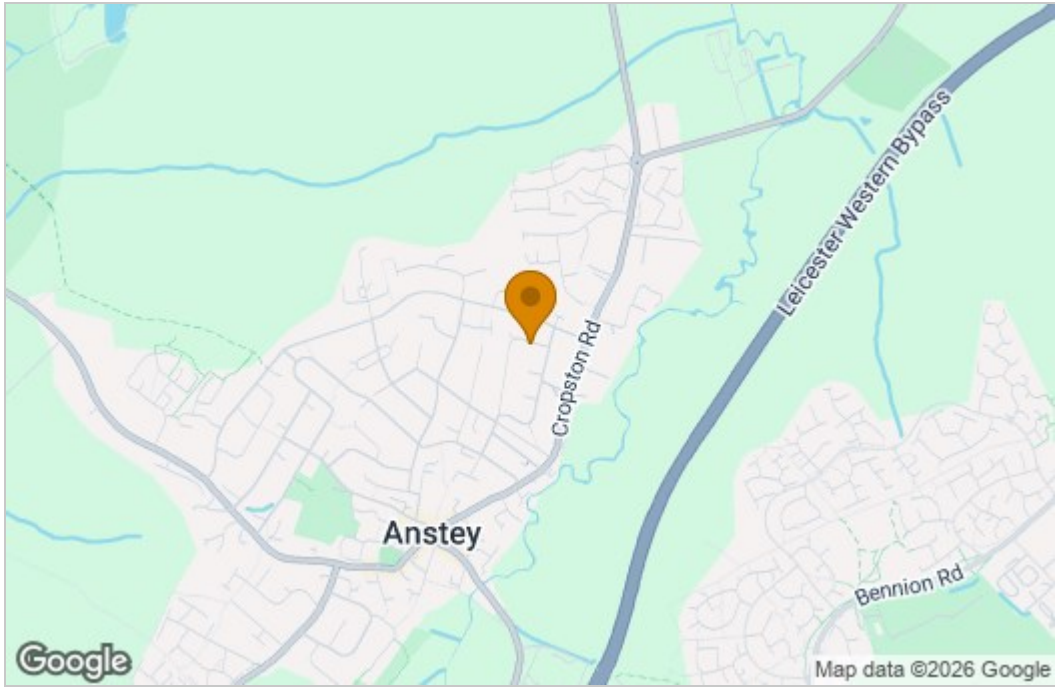
Andrew Road, Anstey
Internal Square Footage: Approx 1109 sq.ft



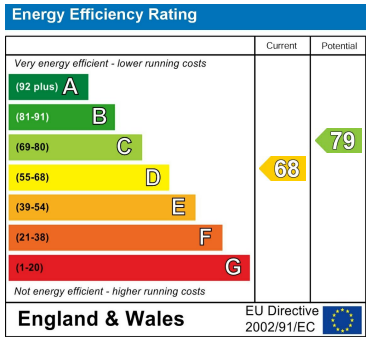
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Area Map



Energy Efficiency Graph



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