Ruskin Field | | Anstey | LE7 7QP

Guide price £530,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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A superbly presented, executive detached home, boasting the most exacting attention to detail and high level specification, all set in this unique tucked away position. Situated in a small and highly regarded residential development on the edge of Anstey towards Newtown Linford and Bradgate Park, this outstanding home is truly stunning and presented in show home condition. The approach along a private driveway to extensive off road parking and a mature tree backdrop, makes this position most impressive. The house offers attractive sash style windows, with a spacious hallway, with lounge, study and dining room, along with a luxury fitted kitchen, ground floor w/c and utility room. The first floor offers 4 good sized bedrooms with luxuriously re-fitted en-suite and family bathroom. Outside is a private garden and double garage.

- Outstanding Detached Home
- Highly Regarded Location
- Tucked Away Position
- Three Reception Rooms
- Four Beds & Two Re-Fitted Bathrooms
- Lavishly Well Appointed Throughout
- Walking Distance to Bradgate Park
- High Specification Finish
- Luxury Kitchen
- Double Garage & Driveway

"Truly Stunning Throughout"

Entrance Hall
A large and inviting entrance hallway, with tiled floor, beautiful glazed front door, glazed double doors to the dining room and a staircase rising to the first floor. There is a useful understairs cloak cupboard.

Lounge
A generously proportioned lounge with window to the side and rear, French doors to the garden and a feature gas living flame fireplace with stone surround.

Dining Room
A large dining room enjoying a pleasant view over green space to the front of the property through a bay window. There is ample space for dining table and chairs.

Study
This room offers a generous study space or alternatively as a snug sitting room, with bay window to the front.

Breakfast Kitchen
Lavishly well appointed and boasting a high specification re-fitted kitchen with a range of wall and base mounted units finished in contemporary colour tones, with contrasting Italian Carrara Marble worktop, under unit lighting and undermounted sink. There are a range of integrated appliances including AEG oven hob and extractor, fridge/freezer and dishwasher. French doors lead out to the garden, with fitted shutters, there is contemporary herringbone style flooring and a door to the utility room. There is also ample space for breakfast table and chairs, making this a spacious and sociable space.

Utility Room
Fitted with a range of matching units, worktop and sink, there is space for washing machine and dishwasher, with a full length glazed door to the rear garden.

W/c
Fitted with a low level flush w/c and wash hand basin.

First Floor Landing
With a full return staircase from the hallway and a mid landing window, the spacious landing has a large double door airing cupboard and access to all rooms.

Bedroom 1
An impressive principal bedroom suite, with windows to three sides, fitted sliding door wardrobes and access to -

En-Suite
A stunning luxury en-suite with stylish tiling, walk-in shower cubicle, wash hand basin and w/c. There is a window to the rear and a heated towel rail.

Bedroom 2
A spacious room with window to the rear and fitted wardrobes.

Bedroom 3
A good sized double room with window to the front and fitted wardrobes.

Bedroom 4
Currently used as a snug sitting room, this is a good size double room with window to the front and fitted wardrobes.

Bathroom
Luxuriously fitted with a four piece suite comprising walk-in shower cubicle, wash hand basin, w/c and freestanding bath with floor mounted mixer tap. There is a window to the front and stylish tiled splashbacks.

Outside
The property sits in a lovely position on the edge of the development, with access on a private shared driveway to the extensive off road parking for the property in front of the detached double garage, which has power and lighting, along with storage space above. There are planted front gardens and an enclosed, gated rear garden with beautiful shady areas and patio, along with mature plants, trees and shrubbery, there is low maintenance artificial grass of top quality.

The Area
Anstey is a thriving village combining the charm of a local community with modern amenities and excellent transport links via A46/M1 and nearby Leicester and Loughborough. The village has a range of independent shops, cosy pubs and picturesque scenery. There are beautiful walks nearby at the famous Bradgate Park, only approx half a mile away.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.

• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.

• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.

• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage

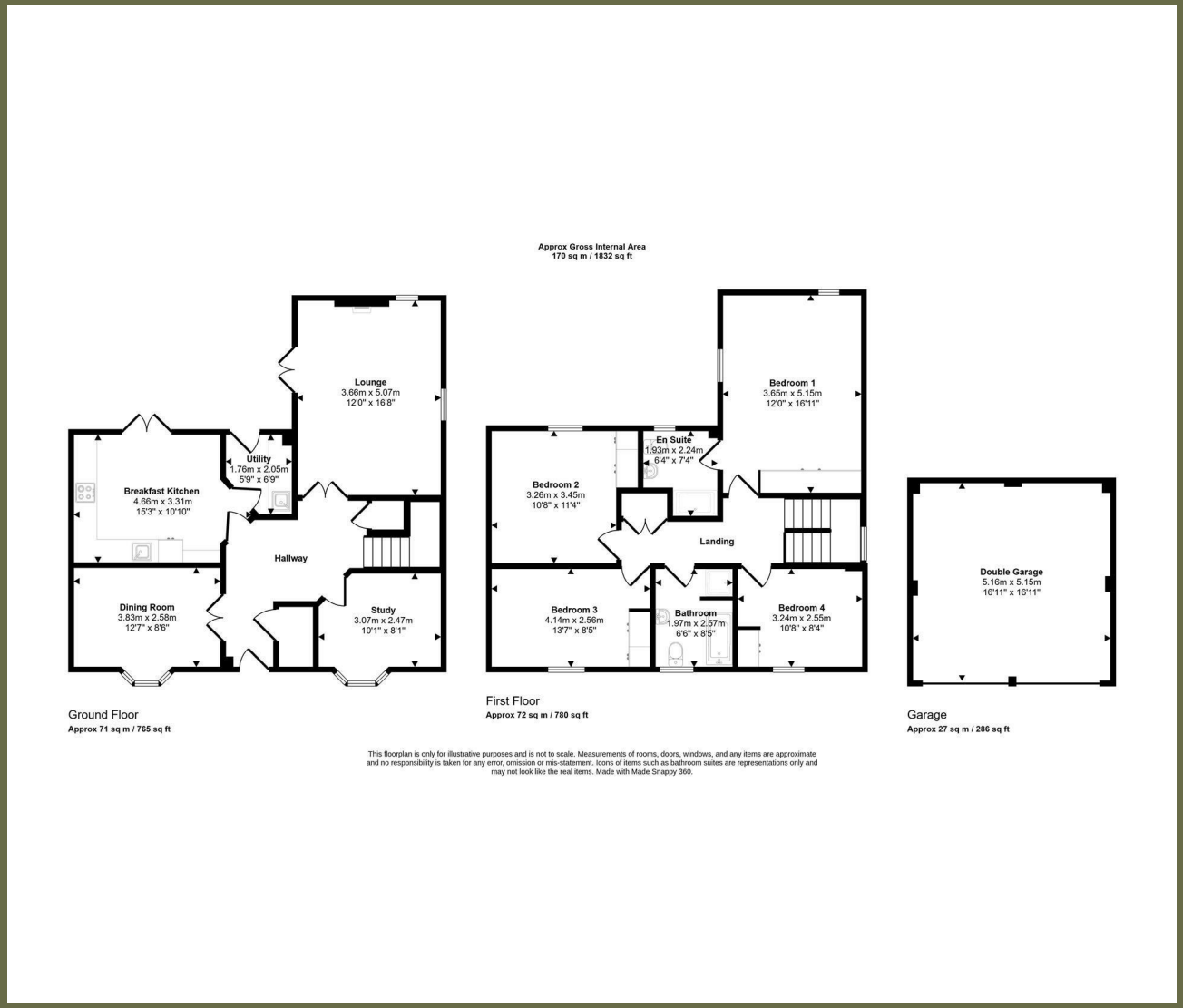
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode

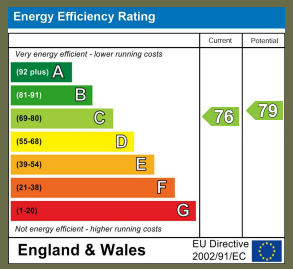
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

"Set in a Tucked Away Position"





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