



73 Anstey Lane, Leicester
£285,000

MOORE
& YORK



73 Anstey Lane

Leicester, Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended Detached Bungalow
- Dining Room, Kitchen & Living Room
- Two Double Bedrooms & Bathroom
- Development Potential (STP)
- Large Loft Room With Potential For Conversion (STP)
- Private Rear Garden
- No Upward Sales Chain



Detailed Accomodation

UPVC sealed double glazed door leading to;

Entrance Porch

Hardwood and glazed door leading to;

Entrance Hall

Radiator, access to loft with pull down ladder.

Lounge

18' 8" x 9' 8" (5.69m x 2.95m)

UPVC sealed double glazed windows to all aspects overlooking rear garden, radiator, UPVC sealed double glazed door to side aspect, enclosed stairwell leading to loft space.

Dining Room

12' 3" x 11' 4" (3.73m x 3.45m)

Radiator, UPVC sealed double glazed circular bay window, display fire and surround, archway leading to;

Kitchen

11' 4" x 9' 4" (3.45m x 2.84m)

Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, under stairs cupboard, plumbing for washing machine, tiled splash backs, radiator.

Bedroom 1

12' 4" x 11' 5" (3.76m x 3.48m)

Radiator, UPVC sealed double glazed window, fitted wardrobe.

Bedroom 2

11' 5" x 11' 1" (3.48m x 3.38m)

Radiator, UPVC sealed double glazed window.

Bathroom

8' 1" x 5' 3" (2.46m x 1.60m)

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator

Loft Space





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GARDEN

Lawns to front with evergreen borders. Private garden to rear comprising patio area and lawns with evergreen borders with private door to side leading to attached workshop to rear of garage housing central heating boiler and work bench.

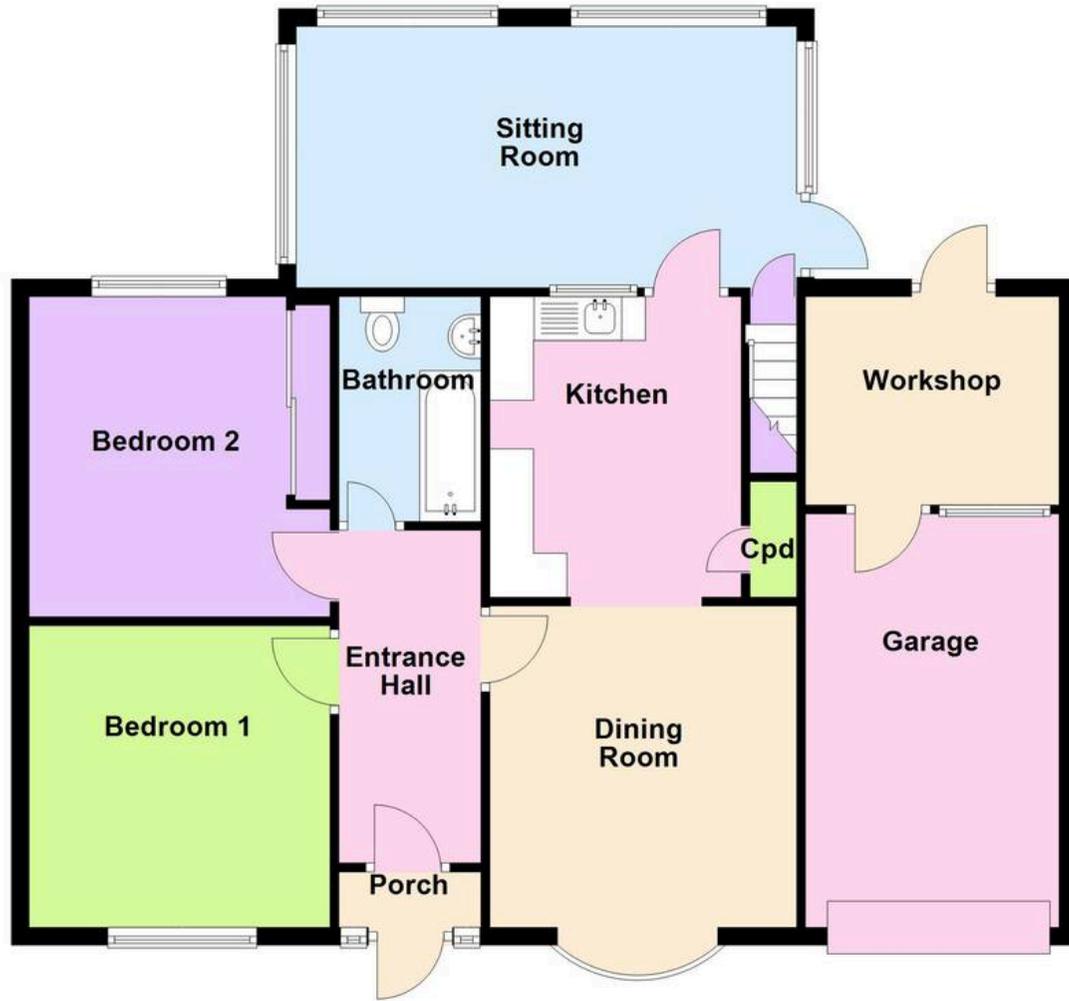
GARAGE

Single Garage

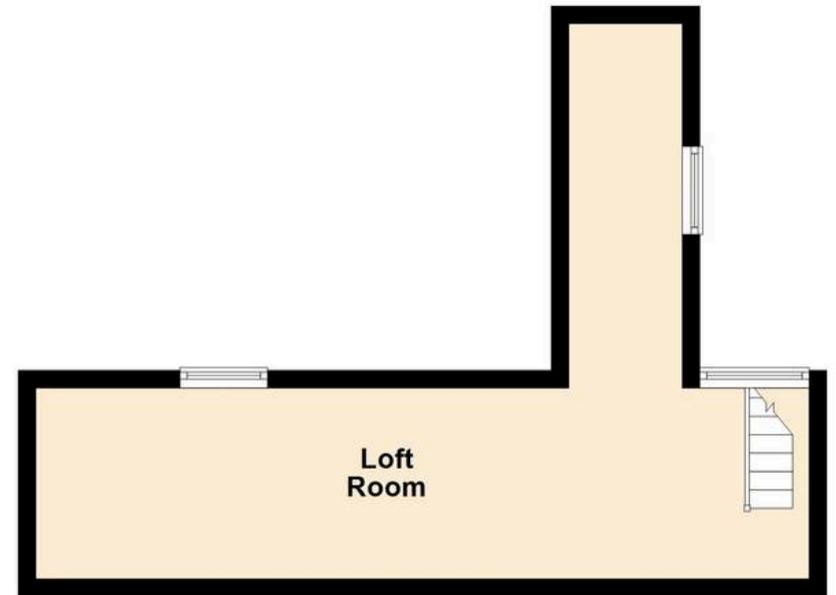
with side driveway providing parking leading to garage with roller door.



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.