

4 BEDROOM DETACHED - 7 Heatherbrook Road, Anstey Heights, Leicester, LE4 1AJ



Kal Sangra Shonki Brothers are pleased to offer this 4 bedroom detached house located in the ever popular Anstey Heights development, not far from the supermarket and other shops and services with good transport links to Leicester city centre. The property benefits from gas central heating, uPVC double glazing and off road parking.

Directions:

Depart Leicester City Centre along A6, St. Margarets Way. Take the first exit at Redhill Circle onto A5563, Redhill Way. Continue along then take a right turn onto Beaumont Leys Lane. Turn left on to Laycroft Road, then left again onto Bennion Road. Turn right on to Astill Lodge Road and left on to Heatherbrook Road where the property can be identified by our "For Sale" board.

ACCOMMODATION:

Ground Floor:

Entrance Porch leading to

Entrance Hall: Having tiled flooring, under stairs cupboard, radiator and all connecting doors to:

Lounge - 28'2" x 11'02" approx: Having uPVC double glazed window to the front of the property, fitted carpet, coal effect gas fire with fireplace, radiator, sliding door to rear reception room, door to kitchen.

Rear reception room – 13'01" x 9'5" approx: Having French doors to the garden, fitted carpet, radiator.

Kitchen – 11'11" x 8'09" approx: Having uPVC double glazed window to the side of the property, vinyl flooring, a range of eye level and base units with worktops over, built in electric oven and ceramic hob with stainless steel chimney style extractor over, space for utilities, spotlighting, and radiator. Door to:

Dining room – 13'07" x 9'06" approx: Having PVC double glazed window to the rear of the property, base units with worktops over, vinyl flooring and radiator.

First Floor: Landing – with window to the side aspect, airing cupboard, access to the loft and connecting doors to:-

Bedroom (1) – 12'02" x 11'03" approx: Having uPVC double glazed window to the rear of the property, fitted carpet, fitted cupboards, wash hand basin, radiator.

Bedroom (2) – 15'10" x 9'0" approx: Having uPVC double glazed window to the front of the property, fitted carpet, wash hand basin, radiator.

Bedroom (3) - 10'07" x 7'11" approx: Having uPVC double glazed window to the front of the property, fitted carpet, and radiator.

Bedroom (4) - 9'07" x 7'01" approx: Having uPVC double glazed window to the rear of the property, fitted carpet, and radiator.

Bathroom – 6'05" x 6'01" approx: Having uPVC double glazed opaque window to the side aspect, vinyl flooring, tiled walls, white bathroom suite comprising of bathtub with electric power shower over, pedestal wash hand basin, W.C., towel rail style radiator.

Outside:

There is off road parking to the front and side of the property which can accommodate 3-4 vehicles. To the rear of the property there is an enclosed fenced garden, mainly laid to lawn, with slabbed patio area and having 2 sheds for storage.

Services:

Mains services are connected to the property. The services, fittings and appliances (if any) have not been tested by the selling agents.

Council Tax:

The property falls within Council Tax C, which will be £1,227.27 for the year 2009/10

Tenure:

We understand that the property is freehold, subject to an existing Assured Shorthold Tenancy which is holding over. We are advised by the vendor that the property is currently let at a rent of £600.00 per calendar month.

The Property Mis-description Act 1991

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

- 1) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- 2) Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
- 3) All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

Health and Safety

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.