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Elms Cottage, 12 Elms Court, Anstey, Leicestershire

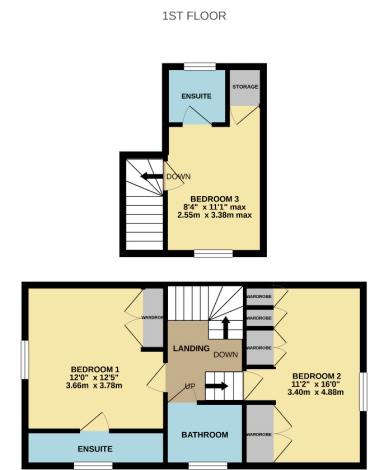
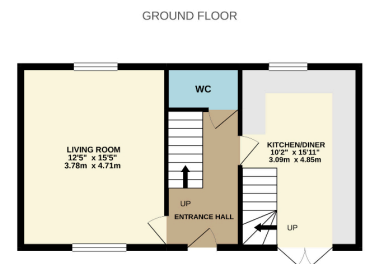
Offers Over £425,000

3 3 1



A stunning Grade II Listed original Farmhouse dating back to circa 1600's set within a gated community nestled within the heart of Anstey Village. This home is a beautiful example of a Wreake Cottage with original features and a modern interior. On approaching the home there is a lovely enclosed garden leading to the solid stained glass door. An entrance hall with solid oak staircase and oak floor greets you. The Living Room has a tall ceiling with tall window allowing the light to flow in. A Kitchen Diner with solid oak cabinets, granite worksurfaces, built in appliances and flagstone floor compliments the space. An original staircase leads to bedroom three, double doors lead to the garden. Bedroom One has a vaulted ceiling with original beams and an ensuite. Bedroom two has built in wardrobes with a separate bathroom. Bedroom three has storage and an ensuite. Outside are parking spaces with shed providing power and a well maintained front and rear garden.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10001



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	58 d	
39-54	E		
21-38	F		
1-20	G		

By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

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