



7 WOOLDEN
WAY, ANSTEY LE7 7UZ

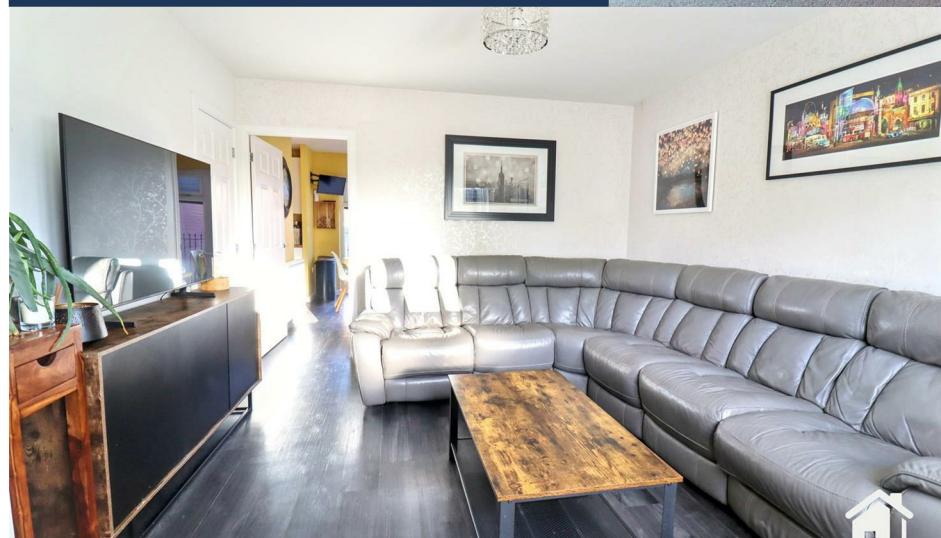
£294,000
FREEHOLD

0116 236 7000

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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



THIS IMPRESSIVE, MODERN THREE BEDROOM SEMI-DETACHED HOUSE COMES OFFERED FOR SALE WITHIN A HIGHLY REGARDED AND SOUGHT AFTER DEVELOPMENT SITUATED ON THE EDGE OF THIS THRIVING VILLAGE. THE PROPERTY COMPRISSES AN ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING, UTILITY AREA WITH ACCESS TO THE GROUND FLOOR WC, FIRST FLOOR LANDING, THREE BEDROOMS, EN-SUITE TO PRIMARY BEDROOM AND A MAIN BATHROOM. TO THE REAR, THERE IS A LOW MAINTENANCE GARDEN WITH ARTIFICIAL LAWN. FROM THE FRONT THERE IS OFF ROAD PARKING ALONGSIDE THE PROPERTY TO A GARAGE.



ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator and a door that leads to:

LIVING ROOM 14'3 x 12'6

Benefiting from a window to the front aspect, radiator, power points, under stairs cupboard and a door that leads to:

KITCHEN/DINING 12'2 x 12'2

There are a range of wall and base units with work surfaces, integral fridge/freezer, integral double oven, hob and extractor, integral dishwasher, power points, radiator, windows and patio doors to the rear aspect and access to the Utility area with wall and base units, work surface, plumbing for a washing machine and a door that leads to:

WC

Comprising a low level WC, wash hand basin and a radiator.

FIRST FLOOR LANDING

Having doors that lead to:

PRIMARY BEDROOM 9'7 x 9'1

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, radiator and a window to the rear aspect.

BEDROOM 8'3 x 8'4 from fitted wardrobes

Having a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM

Comprising a low level WC, wash hand basin, bath, complimentary tiling, heated towel rail and a window to the side aspect.

REAR GARDEN

A nice and low maintenance garden with an artificial lawn and steps down to a paved area and pathway.

PARKING

Alongside the property there is off road parking that leads to:

GARAGE

Benefiting from an up and over door, power points, lighting and a door to the side aspect.

ANSTHEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, J22 & J23 whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast-food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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

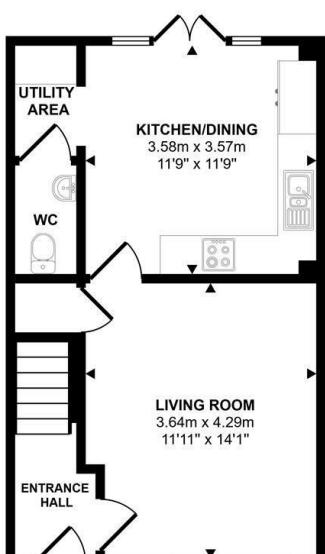


LOCATION

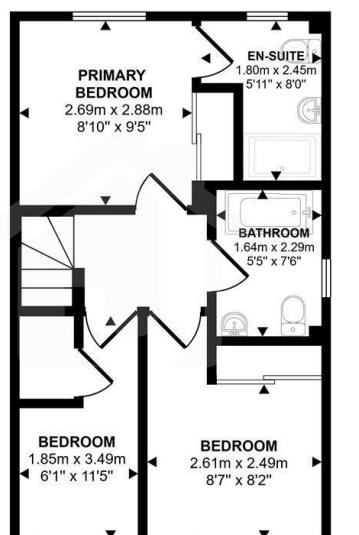


MEASUREMENTS

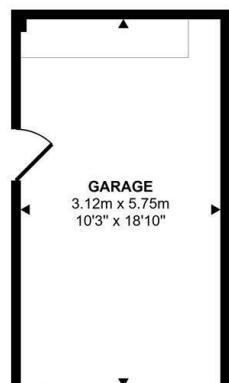
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Ground Floor
Approx 38 sq m / 404 sq ft



First Floor
Approx 38 sq m / 404 sq ft



Garage
Approx 18 sq m / 193 sq ft

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LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

TERMS & CONDITIONS

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

4. Services: 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 own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.