



19 WOOLDEN WAY, ANSTEY, LEICESTER, LE7  
7UZ

OFFERS OVER  
£295,000

# 19 WOOLDEN WAY, ANSTEY, LEICESTER, LE7 7UZ

## £295,000 FREEHOLD



### ENTRANCE HALL

There are stairs leading to the first floor landing, an under stairs cupboard, power point, radiator and doors to:

### WC

Comprising a low level WC, Wash hand basin and a Radiator.

### LIVING ROOM

15'6 x 13'5

Benefiting from a bay window to the side aspect, window to the front aspect, radiator, power points and a TV point.

### KITCHEN/DINING ROOM

15'6 x 9'3 - 8'4

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, integral fridge, freezer, integral dishwasher, power points, radiator, windows to the front and rear aspects and patio doors to the garden.

### FIRST FLOOR LANDING

With a loft access that is partly boarded, airing cupboard, power point and doors to:

### BEDROOM

9'5 x 9'

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

### EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the front aspect.

### BEDROOM

11'4 x 8'3 - 6'4

Having a window to the front and side aspects, radiator and power points.

### BEDROOM

11'6 x 6'10

There is a window to the side aspect, radiator and power points.

### BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Shave point, Extractor, Window and a Heated towel rail.

### GARDEN

A lovely garden that has been well maintained that enjoys a patio that leads to a laid to lawn garden with decking and a shed.

### PARKING

There are allocated off road parking spaced as advised by the vendors.



## ANSTEY VILLAGE

Known as the Gateway to Charnwood Forest and boasting fantastic amenities in the village centre, Anstey has all that is needed in terms of food shopping, eating out, banking etc. The village still holds on to that traditional English feel with its two central greens, and hosts a number of traditional pubs and restaurants, as well as more international restaurants.

The surrounding area has such a wide variety of things to offer. Bradgate Park is host to rugged natural scenery and wildlife, childhood home of Lady Jane Grey. This park stretches above the village between the two neighbouring villages of Newtown Linford and Cropston. On the other side of the spectrum, Leicester city centre has everything a metropolitan city has to offer, from extensive shopping facilities to contemporary cuisine.

Nearest schools:

The Latimer Primary School, Anstey (0.3 miles)

Martin High School - Secondary (0.5 miles)

Woolden Hill Community Primary School (0.7 miles)

Transport links

All of the shopping and entertainment on offer in the city of Leicester is only a short journey away, and Anstey is also situated perfectly for the commuter, with the M1, A46 and A50 all very easily accessible.

## 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

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.

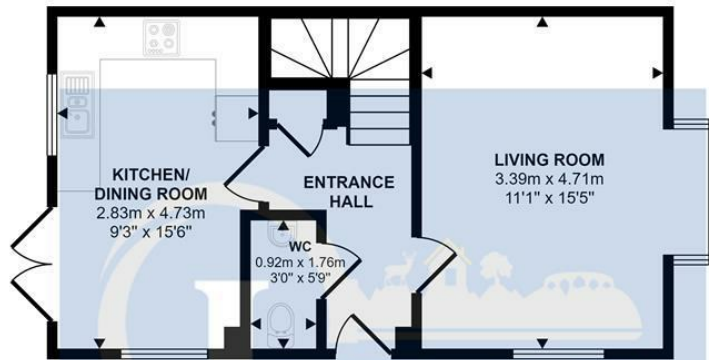
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



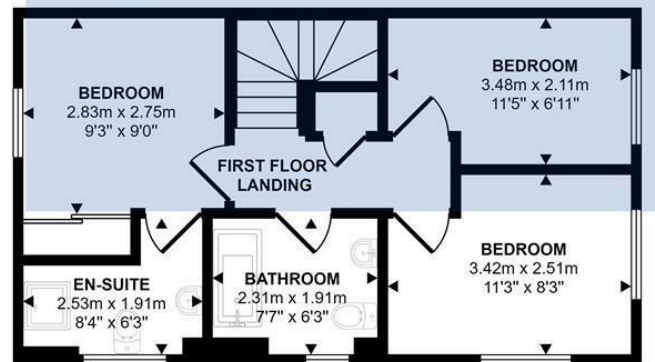
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service 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. NEITHER 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.

Approx Gross Internal Area  
82 sq m / 883 sq ft



Ground Floor  
Approx 41 sq m / 444 sq ft



First Floor  
Approx 41 sq m / 439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings strictly by  
appointment via Judge  
Estate Agents

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

