



40 WOODGON ROAD, ANSTEY,
LEICESTERSHIRE, LE7 7ER

OFFERS OVER
£369,950

40 WOODGON ROAD, ANSTEY, LEICESTERSHIRE, LE7 7ER

£369,950 FREEHOLD



ENTRANCE HALL

Having stairs leading to the first floor landing, power points and doors to;

SNUG/STUDY

10'9 x 8'11

With a window to the front aspect, power points and a radiator.

WC

Comprising a low level WC and a Wash hand basin.

KITCHEN/DINING/LIVING ROOM ENTRANCE

9'11 x 9'3

There are fitted units offering ample storage, a door to the Utility/Rear Porch. This Entrance Area opens up to:

KITCHEN/DINING/LIVING ROOM

21'11 x 13'10 - 18'5

A fantastic room ideal for socialising as well as being the centre point for a family that benefits from a Media Wall with TV point, power points, patio doors to the rear garden whilst to the Kitchen/Dining Area there is a range of wall and base units with work surfaces, integral double oven, hob, extractor fan, integral dishwasher, Island with a Belfast style sink and mixer tap, Breakfast Bar, radiator, power points, Bi-Folding doors to the rear Garden as well as a roof Lantern and French doors to:

LOUNGE

13'9 x 10'8

Benefiting from a fire with feature surround, radiator, power points and a TV point.

UTILITY/REAR PORCH

12'4 x 5'9

There are a range of wall and base units with work surfaces, sink with mixer tap, power points, plumbing for a washing machine and Barn door to the rear garden.

FIRST FLOOR LANDING

There are doors that lead to:

MAIN BEDROOM ENTRANCE

6'8 x 6'1

There are fitted cupboards as well as double doors leading to the En-Suite. The Bedroom Entrance leads through to:

MAIN BEDROOM

14'1 x 10'10

Benefiting from a window to the rear aspect, radiator, power points and a TV point.

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Skylight as well as a Heated towel rail.

BEDROOM

11'8 x 10'11

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

BEDROOM

10'11 x 10'

With a window to the rear aspect, radiator and power points.

BEDROOM

12'9 x 5'11

Benefiting from a window to the front aspect, radiator and power points.



BATHROOM

8'3 x 5'7

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

REAR GARDEN

A beautifully thought and low maintenance garden with a brick paved patio with pergola that leads to an artificial lawn having borders as well as access to:

CABIN

There is a Bar area that measures 15'5 x 12'5 with power and lighting. And the second area used as a Study area measuring 8'4 x 7'6 with power and lighting.

PARKING

From the front there is gravelled off road parking that also lends access to an outside store with double doors.

ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, 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

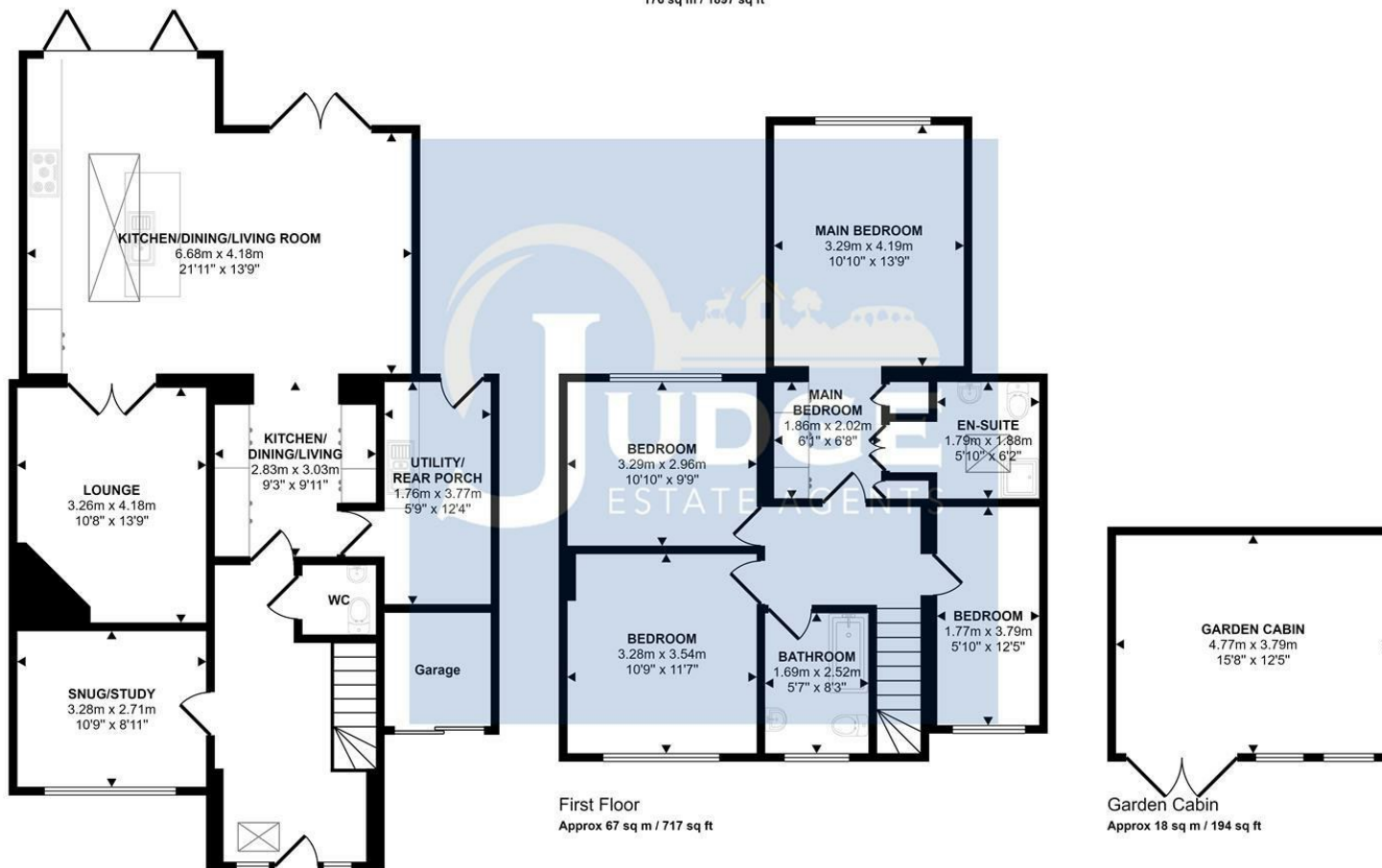
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

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



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Approx Gross Internal Area
176 sq m / 1897 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

Contact

13 The Nook
Anstey
Leicester
Leicestershire
LE7 7AZ

sales@judgeestateagents.co.uk

Office Hours
Monday - Friday 9am-5pm
Saturday - 10am - 2pm

0116 236 7000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(9-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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

