Woolden Way
Anstey

- THREE BEDROOM DETACHED DORMA BUNGALOW
- BEAUTIFUL GARDEN
- IDEAL FAMILY HOME
- OVERLOOKING OPEN SPACE & PLAYING FIELD
- OFF ROAD PARKING AND GARAGE
- COUNCIL TAX BAND - E

Offers over £435,000

https://www.judgeestateagents.co.uk

A spacious and versatile detached dorma bungalow that offers versatile accommodation that is on an enviable position enjoying open views to the front. This lovely unique style home Bloor Home is located in this well designed modern housing development. Briefly, this fantastic property benefits an Entrance Hall, Living Room, Kitchen/Breakfast, Bedroom/2nd sitting room with door to a Jack and Jill Bathroom, Dining Room/Study/Bedroom 4, First Floor Landing, Two Bedrooms and a Shower Room. Outside there is an eye-catching rear garden and there is also a driveway that leads to a Garage located at the rear of the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL
There are stairs leading up to the first floor landing, radiator, power point and a Utility cupboard with plumbing for a washing machine, There are also doors that lead to:

LIVING ROOM
18'10 into bay x 11'4 (5.74m into bay x 3.45m)
Benefiting from a bay fronted window, radiator, power points, TV point and French doors that lead to:

KITCHEN/BREAKFAST
14'10 x 12'9 (4.52m x 3.89m)
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, under stairs cupboard, Island with breakfast bar, windows to the side and rear aspects, radiator, power points and patio doors that lead to the rear garden.

DINING ROOM/STUDY/BEDROOM
11'9 into bay x 11'7 (3.58m into bay x 3.53m)
Benefiting from a bay fronted window, radiator and power points.

BEDROOM/SITTING ROOM
15'7 x 8'5 (4.75m x 2.57m)
Having windows and patio doors to the rear aspect, radiator and power points and a door that leads to:

JACK & JILL BATHROOM
Comprising a low level WC., Wash hand basin, Bath, Walk in Shower, Heated towel rail, Complimentary tiling, Heated towel rail and a Window to the side aspect.

FIRST FLOOR LANDING
10'11 x 7'4 (3.33m x 2.24m)
Having Velux windows to the rear aspect, radiator, power points and doors that lead to:

BEDROOM
14'10 from fitted wardrobes x 11'7 (4.52m from fitted wardrobes x 3.53m)
Benefiting from two Velux windows to the rear aspect, radiator, power points, eaves store and fitted wardrobes.

BEDROOM
13'4 - 11'9 x 11'10 (4.06m - 3.58m x 3.61m)
There is a window to the front aspect with lovely views, radiator and power points.

REAR GARDEN
A beautiful and eye-catching rear garden that enjoys a patio with a pathway leading around a mainly laid to lawn garden that also is embraced by borders home to a number of shrubs, plants and trees.

PARKING
There is tandem off road parking that leads to:

GARAGE
Benefiting from an up and over door.

POSITION
Access to the front of the property is via a pathway that leads to a neighbours home also and from the front there is access to green open space with direct walks to Bradgate Park and the surrounding countryside.

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

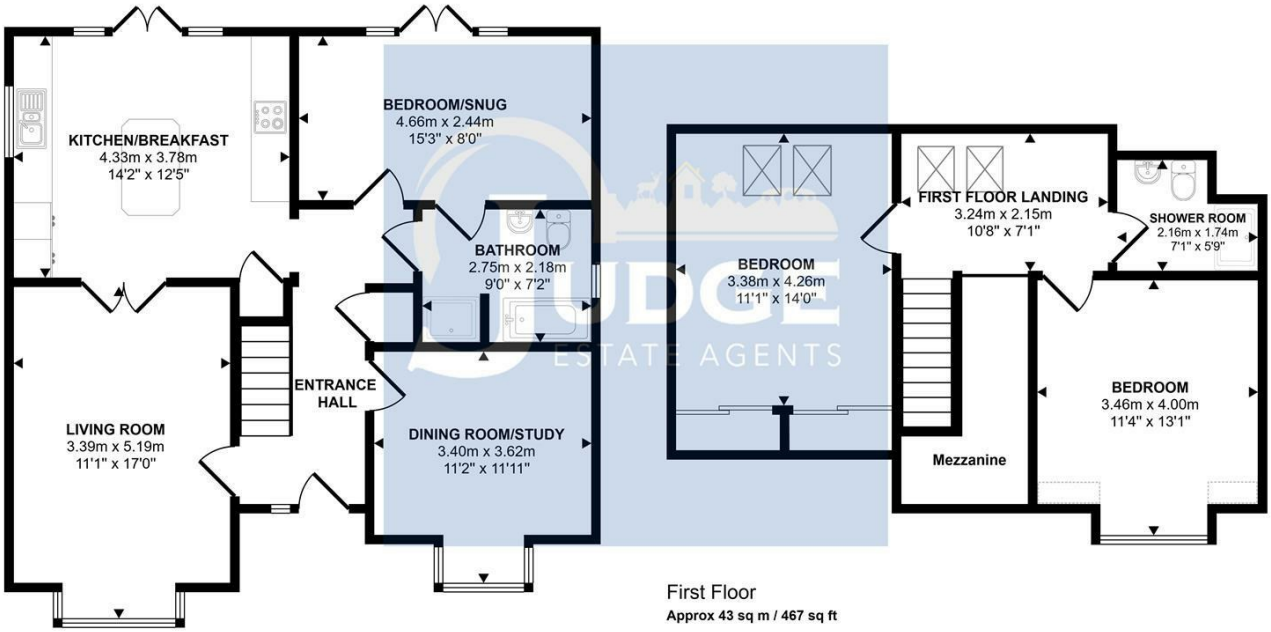
1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

Approx Gross Internal Area
118 sq m / 1268 sq ft

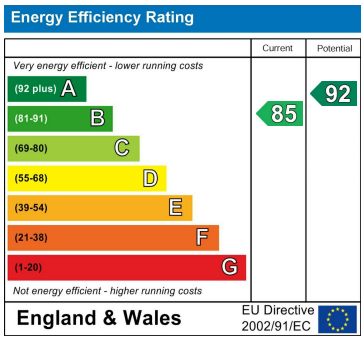


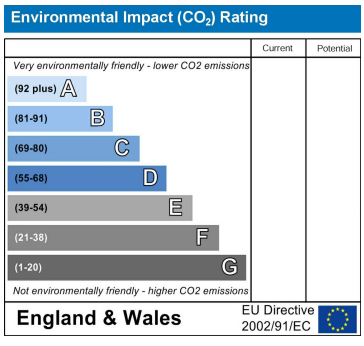
First Floor
Approx 43 sq m / 467 sq ft

Ground Floor
Approx 74 sq m / 801 sq ft

Denotes head height below 1.5m

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.





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