Woolden Way
Anstey

- THREE BEDROOM END TOWNHOUSE
- EN-SUITE BEDROOM
- ACCESS TO OPEN PARKLAND
- EDGE OF VILLAGE POSITION
- OFF ROAD PARKING
- GROUND FLOOR WC
- HIGHLY DESIRABLE DEVELOPMENT
- COUNCIL TAX BAND - C

Asking price £279,000

https://www.judgeestateagents.co.uk

This appealing double fronted property sits within a fantastic position adjacent to open parkland with walks to Bradgate Park nearby. This very well presented End Townhouse comprises an Entrance Hall, WC, Lounge, Kitchen/Dining Room, First Floor Landing, Three Bedrooms with an En-Suite Shower room as well as a main Bathroom. There is a well maintained garden as well as allocated Off Road Parking. This lovely home is positioned at the head of a cul-de-sac and with the views, we advise on an internal viewing to avoid missing out.

ENTRANCE HALL
There are returning stairs leading up to the first floor landing, under stairs cupboard, radiator, power point and doors that lead to:

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

LOUNGE
15'6 x 13'7 into bay (4.72m x 4.14m into bay)
Benefiting a bay window to the side aspect, radiator, power points, TV point and a window to the front aspect.

KITCHEN/DINING
15'5 x 9'4 - 8'4 (4.70m x 2.84m - 2.54m)
Having a range of wall and base units and work surfaces, integral oven, hob with extractor, sink with a mixer tap and drainer, plumbing for a washing machine, power points, radiator, windows to the front and side aspects as well as patio doors to the garden.

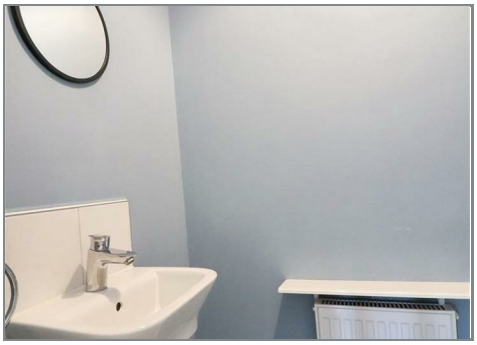
FIRST FLOOR LANDING
With a fitted cupboard, access to the loft, power point and doors that lead to:

BEDROOM
9'4 x 8'11 (2.84m x 2.72m)
Benefiting from a window to the side aspect, radiator, power points, fitted wardrobes and door leading to:

EN-SUITE
Comprising a low level WC, wash hand basin, walk in shower, radiator and a window to the front aspect.

BEDROOM
11'2 x 8'2 (3.40m x 2.49m)
Having windows to both the front and side aspects, radiator and power points.

BEDROOM
11'6 x 6'11 - 5'4 (3.51m x 2.11m - 1.63m)
There is a window to the side aspect, radiator and power points.



BATHROOM
Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, heated towel rail and a window to the front aspect.

GARDEN
A lovely garden that comprises a patio area, shaped lawn, pebble covered areas and a timber gate to reach the car parking area.

PARKING
The vendor has advised there is allocated off road parking of two spaces.

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.

MAINTENANCE CHARGE
The property has a maintenance charge for the development payable at circa £211 per year.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

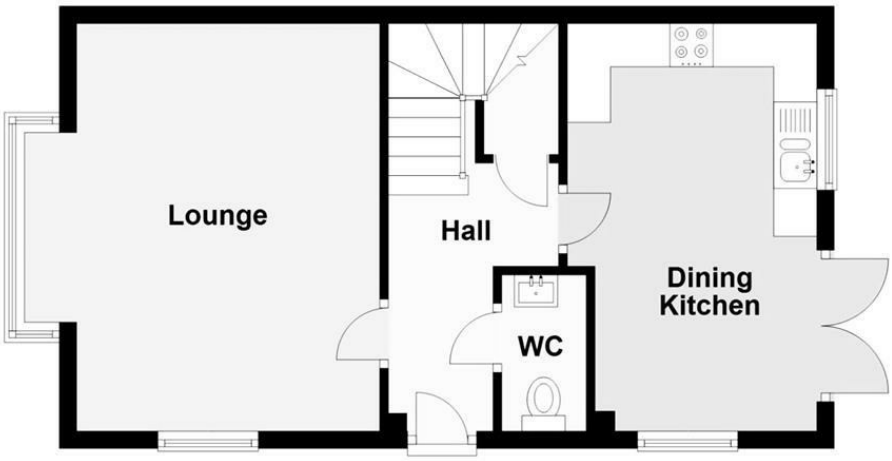
3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

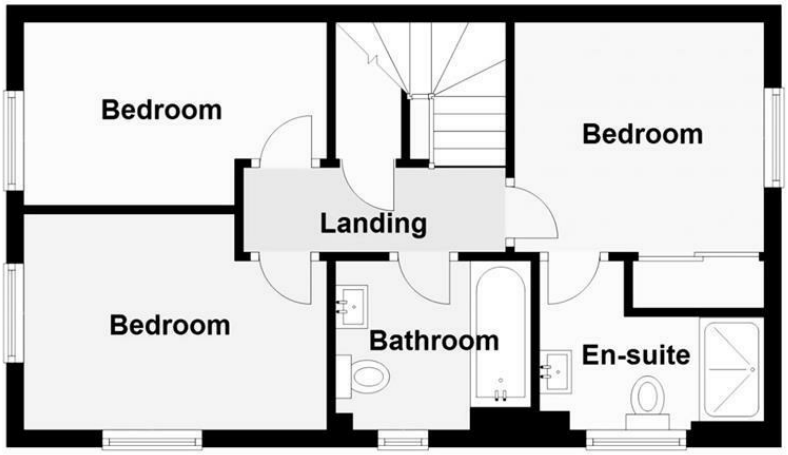
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

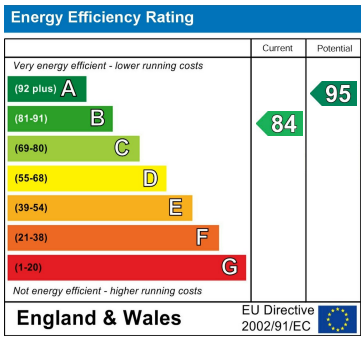
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within

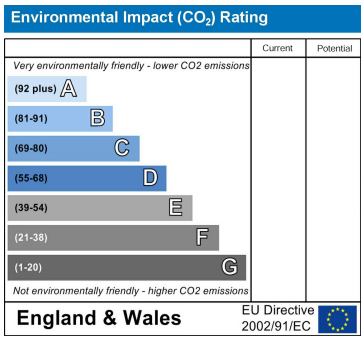
Ground Floor



First Floor







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