



**71 WOODGON  
ROAD, ANSTEY LE7 7ER**

**£276,000**  
**FREEHOLD**



0116 236 7000



[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)



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



LOCATED CLOSE TO THE THRIVING VILLAGE CENTRE OF ANSTEY AS WELL AS APPRECIATING A GENEROUS PLOT COMES OFFERED FOR SALE THIS THREE BEDROOM SEMI-DETACHED HOUSE READY FOR THE NEXT OWNER TO ADD THEIR OWN VISION AND MODERNISATION TO. IN BRIEF THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS, WC AND A BATHROOM. OUTSIDE, TO THE REAR IS A GENEROUS, EYE-CATCHING AND WELL ESTABLISHED GARDEN AND FROM THE FRONT THERE IS AMPLE OFF ROAD PARKING THAT LEADS TO THE GARAGE.



#### **ENTRANCE HALL**

There are returning stairs leading to the first floor landing, window to the front aspect, under stairs cupboard and doors that lead to:

#### **LIVING ROOM 23' x 11'**

Benefiting from a bay fronted window, radiator, power points, feature fire surround and a window to the rear aspect.

#### **KITCHEN 14'3 - 9'9 x 8'9 - 5'9**

Having a range of wall and base units with work surfaces, sink with a mixer tap, window to the rear aspect, power points, Pantry, radiator and a door to the side aspect.

#### **FIRST FLOOR LANDING**

With a window to the side aspect, loft access and doors that lead to:

#### **BEDROOM 12'8 x 9'**

Benefiting from a bay fronted window, radiator, power points and fitted wardrobes.

#### **BEDROOM 10' x 8'9**

There is a window to the rear aspect, radiator, power points and fitted wardrobes.

#### **BEDROOM 9' x 7'10**

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

#### **BATHROOM**

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

#### **WC**

Comprising a low level WC, radiator and a window to the side aspect.

#### **REAR GARDEN**

A beautifully maintained and generously sized garden that appreciates, patio areas with an abundance of flowers, shrubs and trees as well as a pond and a mainly laid to lawn area.

#### **PARKING**

From the front there is ample off road parking that leads to:

#### **GARAGE 16'8 x 7'9**

Benefiting from power and lighting as well as access to the side, a utility/porch area having plumbing for a washing machine, power points and a door to the rear aspect.

#### **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 Martyn 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**

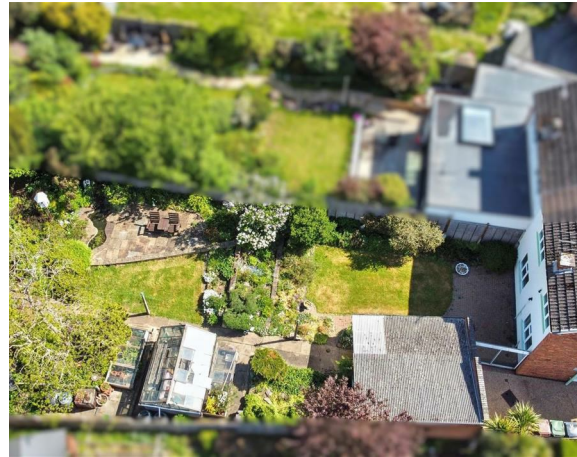
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

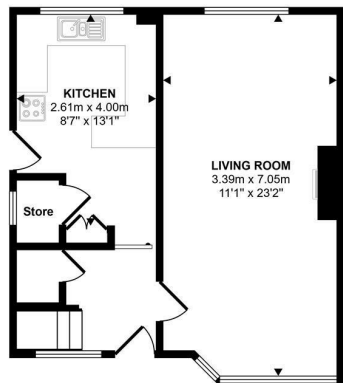




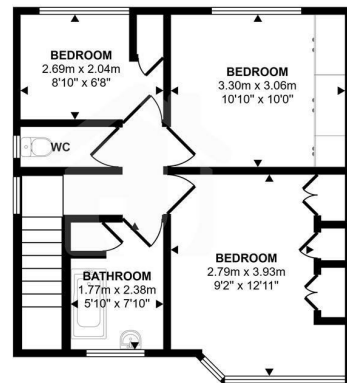
## LOCATION



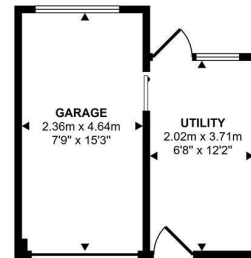
Approx Gross Internal Area  
103 sq m / 1111 sq ft



Ground Floor  
Approx 42 sq m / 448 sq ft



First Floor  
Approx 43 sq m / 458 sq ft



Outbuilding  
Approx 19 sq m / 205 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 Snappy 360.

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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## 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.