



**5 WOOLDALE  
CLOSE, ANSTEY LE7 7TJ**

**£368,000**  
**FREEHOLD**



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



LOCATED WITHIN A CUL-DE-SAC IN THIS HIGHLY REGARDED DEVELOPMENT CLOSE TO THE EDGE OF THIS THRIVING VILLAGE COMES OFFERED FOR SALE A WELL PRESENTED, FOUR BEDROOM DETACHED HOUSE IDEAL FOR A FAMILY. IN BRIEF THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, LIVING/DINING ROOM, KITCHEN/BREAKFAST, FIRST FLOOR LANDING, FOUR BEDROOMS AND A FOUR PIECE BATHROOM SUITE. THERE IS A LANDSCAPED AND EYE-CATCHING REAR GARDEN. FROM THE FRONT THERE IS GRAVELLED OFF ROAD PARKING AND A GARAGE IDEAL FOR STORAGE. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.



#### ENTRANCE HALL

There are stairs leading to the first floor and doors that lead to:

#### LIVING/DINING ROOM 20'4 x 10'9

Benefiting from a window to the front aspect, radiator, power points, TV point, Patio doors to the rear aspect and a door to:

#### KITCHEN/BREAKFAST 15'8 x 11'5 - 7'7

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, plumbing for a washing machine, under stairs cupboard, radiator and power points.

#### FIRST FLOOR LANDING

Having access to the Loft, power point and doors that lead to:

#### PRIMARY BEDROOM 11'2 x 10'10

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

#### BEDROOM 11'3 x 8'4

Having a window to the front aspect, radiator, power points, fitted cupboard and built in cupboard.

#### BEDROOM 8'10 x 7'11

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

#### BEDROOM 6'11 x 5'11

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

#### BATHROOM

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

#### REAR GARDEN

An eye-catching, landscaped garden with a patio area that leads to an artificial lawn garden having raised gravelled borders and to the rear there is a decked area with a Summer house.

#### PARKING

There is gravelled off road parking to the front that leads to:

#### GARAGE/STORE

Perfect for storage.

#### 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 businesses 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 Woollen Hill) plus The Marton 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 & FLOORPLAN

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



## 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. 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.



## VIEWINGS

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

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## LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.



## TERMS & CONDITIONS

### Money laundering

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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.