



27 Woollen Way

Anstey, Leicester LE77UZ

MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Home
- Easy Access Stunning Countryside Walks
- Family Bathroom & En-Suite
- Two Double Bedrooms
- Gas Central Heating & D\G
- Open Aspect Views To Front
- Easy Access Local Facilities
- Well Fitted Kitchen/Dining Room With Integrated Appliances
- Ideal First Time Buy

Asking Price £257,500 Freehold



Beautifully presented modern two double bedroom semi detached home situated on the edge of this sought after residential development offering easy access to the local facilities of Anstey and standing with open views to front aspect leading to stunning countryside pathways leading to Bradgate Park and Swithland Reservoir. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, kitchen/dining room with integrated appliances, utility area and cloakroom/WC and to the first floor master bedroom with en-suite shower room, further double bedroom and family bathroom and stands with easily maintainable gardens and parking to rear for two cars. The property would ideally suit the first time buyers and we highly recommend a early internal viewing.

DETAILED ACCOMMODATION

Sealed double glazed door with storm porch over leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, covered radiator.

LOUNGE

14' 8" x 10' 5" (4.47m x 3.17m) Radiator, UPVC sealed double glazed window with inset blinds, TV point, under stairs cupboard with space for tumble dryer.

KITCHEN/DINING ROOM

10' 6" x 10' 5" (3.20m x 3.17m) Fitted in a range of soft close units comprising one and a half bowl sink unit with cupboards below, matching range of base units with work surfaces over with matching upturn and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, integrated dishwasher and fridge/freezer, easy wipe splash back, radiator, tiled flooring, concealed central heating boiler, utility area with plumbing for washing machine, UPVC sealed double glazed French doors to rear garden with matching picture side panels.





CLOAKROOM

Low level WC and wash hand basin.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

9' 0" x 9' 0" (2.74m x 2.74m) Radiator, wardrobe recess, UPVC sealed double glazed window with inset blind, airing cupboard..

EN-SUITE SHOWER Room

Three piece suite comprising tiled shower cubicle, vanity wash hand basin and low level WC, heated towel rail.

BEDROOM 2

10' 5" x 9' 0" (3.17m x 2.74m) Radiator, UPVC sealed double glazed window with inset blind, built in wardrobe, wood wall paneling

BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs, UPVC sealed double glazed window with inset blinds.

OUTSIDE

Fully enclosed easily maintainable garden to rear comprising patio and recently pebbled area with further easily maintainable open plan garden to front with pathway access with further side pathway leading to rear parking for two cars.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.









MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

COUNCIL TAX BAND

Charnwood B

TENURE

Freehold
Service charge approx £200 per annum upkeep communal green areas.



EPC RATING

B

FLOOR PLANS

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. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

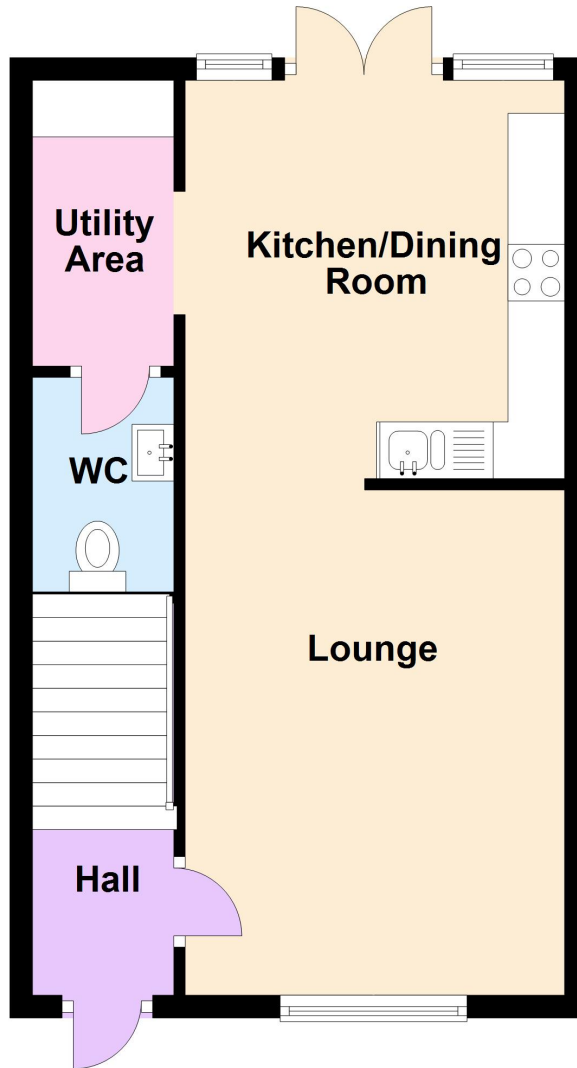
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose





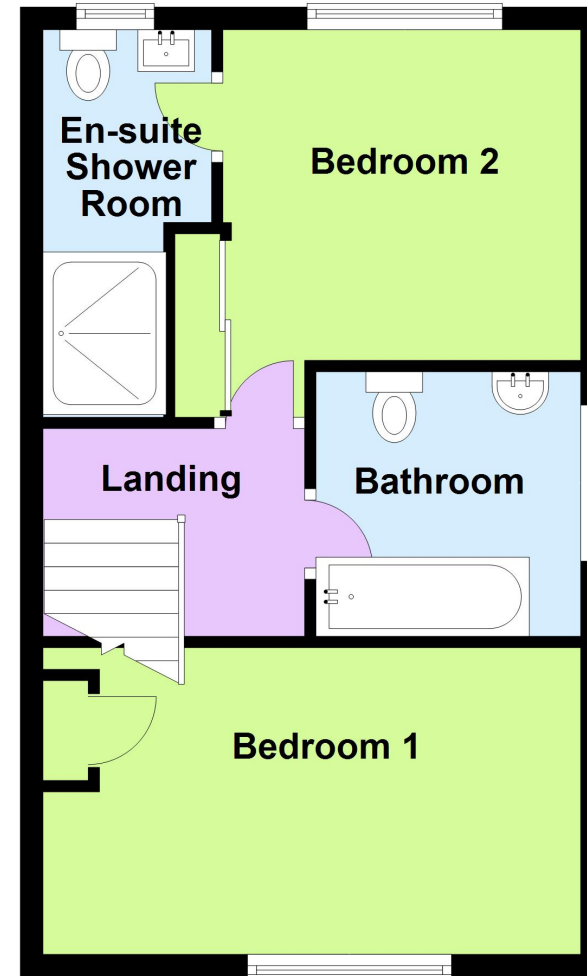
Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.2 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

