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ESTATE & LETTING AGENTS

6 Woodgon Road

Anstey, Leicester, LE7 7EQ

£175,000

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This charming, well maintained terraced home with larger than average bedrooms is available to the market with no upward chain. Convenient for village schools & amenities and having excellent transport links

- TERRACED FAMILY HOME
- 2 RECEPTION ROOMS
- RE-FITTED KITCHEN
- 2 LARGE DOUBLE BEDROOMS
- SCOPE TO PASSAGE REAR BEDROOM
- BATHROOM
- COTTAGE STYLE REAR GARDEN
- SECURITY GATE TO ENTRY
- EPC COUNCIL TAX BAND B
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker

INTRODUCTION

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Benefiting from uPVC double glazing, gas central heating and having had a replacement concrete tiled roof and re-built chimney stack, this spacious 2 bedroom terraced home is presented to the market with no upward chain.

Entered through a double glazed uPVC front door, the property would benefit from some modernisation and briefly comprises: 2 spacious reception rooms and a kitchen, and upstairs there are 2 large double bedrooms and a spacious bathroom.

THE ACCOMMODATION

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A uPVC double glazed door leads directly into reception room 1, currently used as a lounge with a gas fire, an understairs storage cupboard, a window overlooking the front and a door into the dining room

The dining room has ample space for a family dining suite with an electric fire, a window with views of the garden , a door into the kitchen and a staircase rising to the first floor.

The Kitchen has a range of base and wall units, a freestanding cooker, a stainless steel sink and drainer, and space & plumbing for white goods. Dual aspect windows overlook the side and rear and an external door leads out onto the patio.

On the first floor there are 2 very generously sized double bedrooms which are wider than neighboring properties as they extend over the entry. Bedroom 1 has ample space for a large double bedroom suite, or scope to add fitted furniture if required and has a window overlooking the front. Bedroom 2 is a similar size with a closet over the stairs, a window overlooking the rear garden and a door into the bathroom. The first floor is wider than the ground floor as it extends over the entry providing potential to create a passage from the landing, down to the bathroom. The bathroom is very spacious and lends itself to an upgrade to include a separate shower enclosure. Currently it comprises: a toilet, sink, bath with shower attachment over and an airing cupboard housing the central heating boiler. A window with obscure glass overlooks the rear garden.

OUTSIDE

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A timber security gate provides access through the shared entry to the generously sized cottage style rear garden. A patio directly behind the house provides access to the storage shed and the gardeners wc. A path leads to the bottom of the garden with mature well-stocked beds to both side, with the potential to lay a lawn if preferred.

THE AREA

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Woodgon Road forms part of the older part of the village built around the turn of the 20th century for the workers in the boot and shoe industry that was prominent in the area at that time.

Anstey is a North West Leicestershire village in the Borough of Charnwood, known by many as “The gateway to Charnwood Forest” and surrounded by some of the county’s most beautiful countryside and most charming, desirable villages. A settlement is thought to have existed on the site dating back to the 12th century.

Anstey used to be self-sufficient with local farms providing food and milk and having a number of factories in both the boot and shoe, and hosiery industries. Most of the factories have made way for apartment blocks and the village has become very much a commuter village to Leicester.

A number of primary schools in the village feed into The Martin Secondary School named after one of the area’s most influential families thought to have lived locally until the end of the 19th century.

St Mary’s Church is thought to have Norman origins dating back in part to the 14th century. Built using local materials, the building was extended and underwent extensive renovations during the 19th century

Bradgate Park lies approx. 3 miles North West of The village. A public park covering some 850 acres and once the family home of Lady Jane Grey who was known as “The nine day Queen” and became The Queen of England in 1554 at the age of 17. She was overthrown 9 days later by The Privy Council of England who proclaimed her cousin Mary 1st as Queen. Lady Jane was later beheaded at the Tower of London for High Treason.

The village has grown over the years with a number of new residential developments but retains the feel of a semi-rural village with a local amenities and a number of popular restaurants and public houses found in and around The Nook.

Anstey is very popular today with local buyers and those from further afield due in part to its fine mix of housing and its ease of access to Leicester, Nottingham, Melton and Loughborough with the nearby A46 and A563 allowing travel around the county and providing direct access to the motorway network, Beaumont Shopping Centre and Fosse Retail Park

DISCLOSURE OF INTEREST

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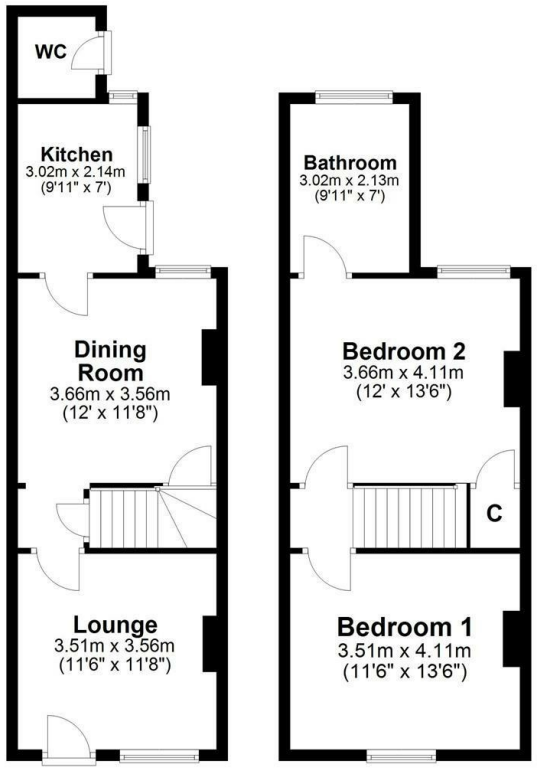
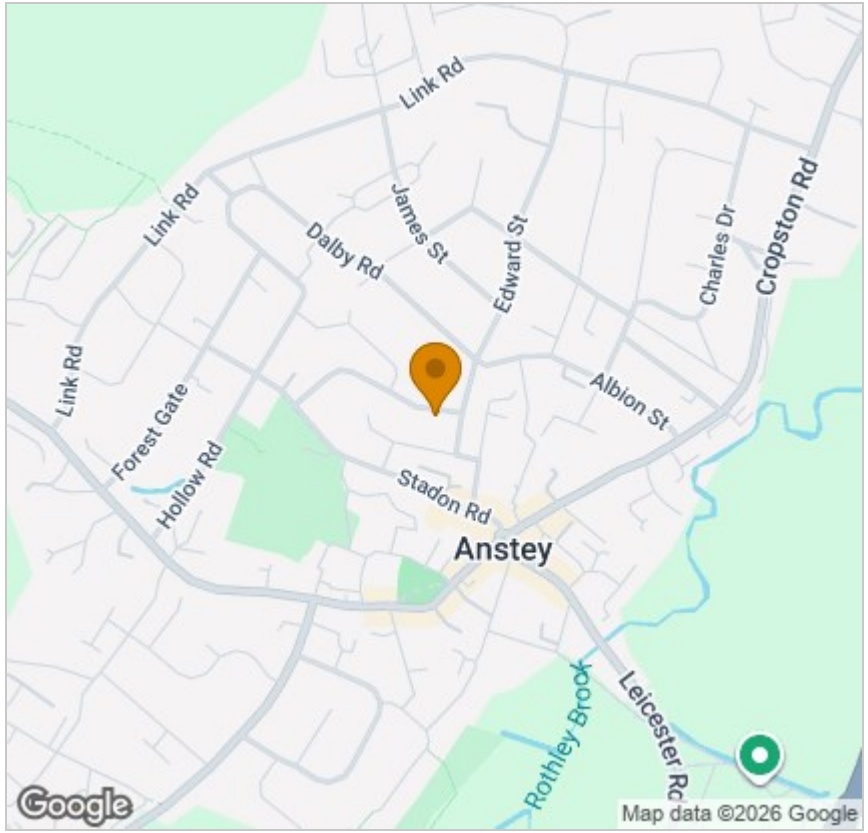
This property is owned by persons associated with a member of Aston & Co Estate and Letting Agents staff

Floor Plan

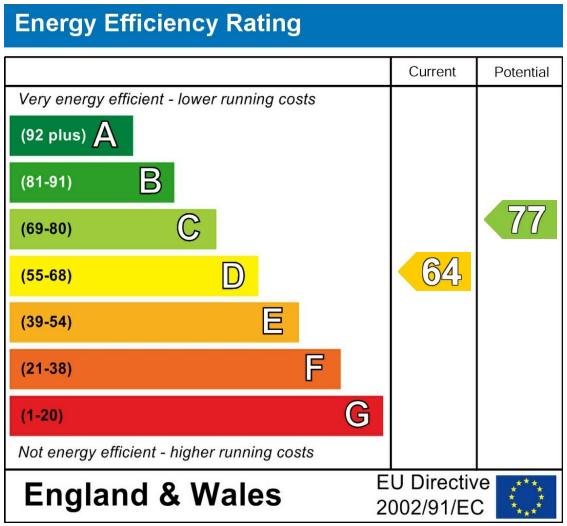


Total area: approx. 80.0 sq. metres (861.5 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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