



READINGS

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Lawnwood Road

Groby, Leicester, LE6 0BH

Offers In The Region Of £250,000



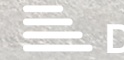
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Lawnwood Road

Groby, Leicester, LE6 0BH

This detached bungalow is conveniently available for sale with no onward chain. Situated on a generous plot, the property features a driveway and garage, providing ample parking space. Nestled near Martinshaw Wood, this bungalow is also in close proximity to various amenities in this sought-after village. The interior comprises a hall, a generously-sized open plan lounge/dining room, a conservatory, kitchen, utility room, two bedrooms, and a bathroom. The property is equipped with uPVC double-glazed windows and benefits from gas central heating, provided by a modern boiler. The rear garden is designed for low maintenance. Early viewing is advised to avoid missing out on this opportunity.

Hall

Lounge/dining room

Conservatory

Kitchen

Utility room

Bedroom one

Bedroom two

Bathroom

Garage

17'4" x 8'2" (5.29 x 2.49)

Property Information

Tenure: Freehold

Local Authority: Hinckley & Bosworth Borough Council

Council Tax Band: C

Type of Construction: Traditional brick with tiled roof.

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Not that we are aware of.





Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

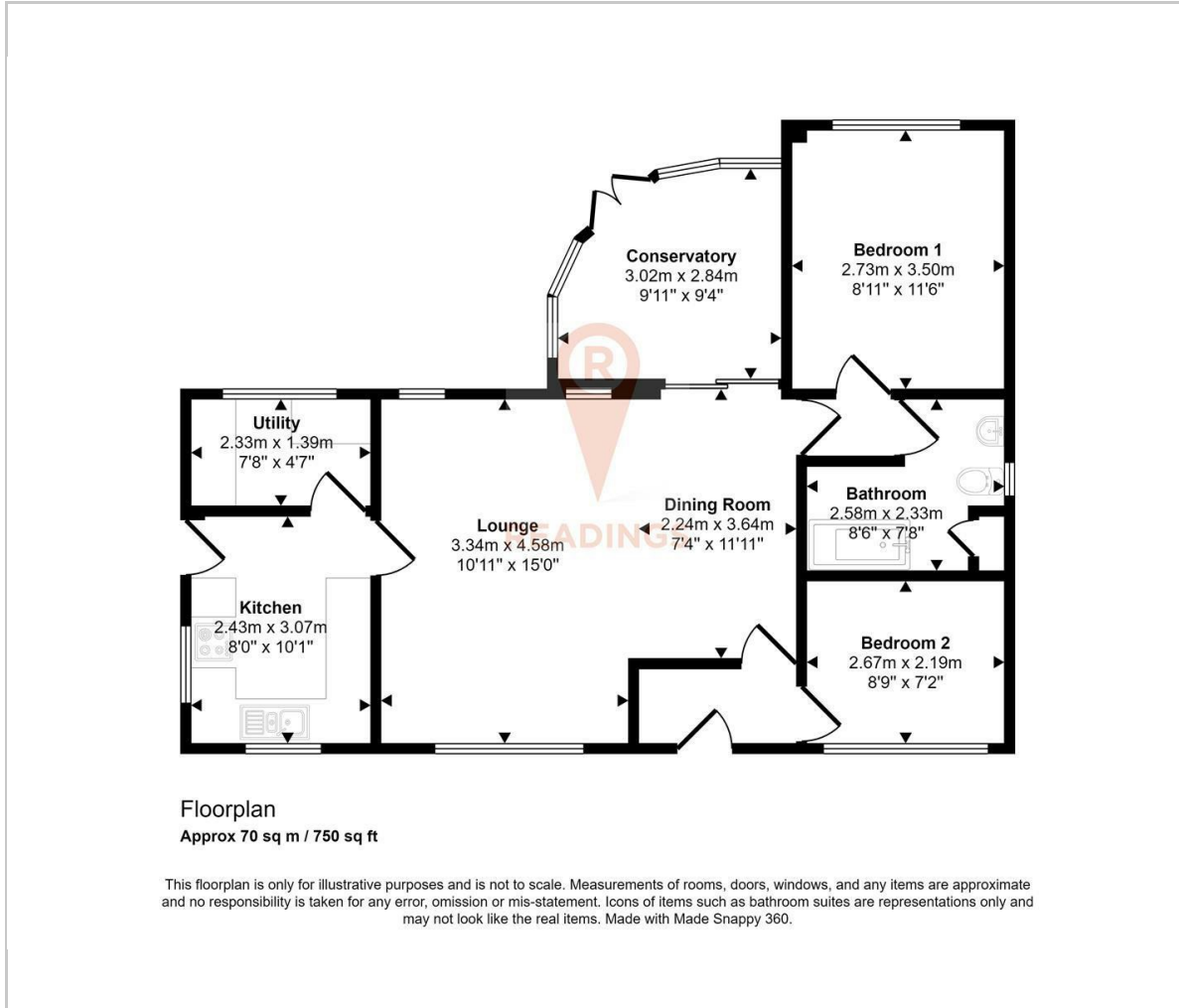
Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

