

150 LEICESTER ROAD
GROBY, LEICESTERSHIRE



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES



150 Leicester Road

Groby, Leicestershire LE6 0DP

Known locally as "Groby Nursery School" this fantastic, spacious four bedroom semi-detached property on a superb south-westerly facing plot was officially registered with Hinckley & Bosworth Council in 1984 as **Groby Nursery**.

The property is thought suitable for a wide variety of uses including schooling, or for re-conversion into a beautiful family home (subject to the necessary planning consents).

Entrance porch | sitting room | dining room | large storage cupboard | superb open plan reception room | kitchen | side lobby | two cloakrooms | master bedroom with walk-in wardrobe and shower | three further bedrooms | bathroom | uPVC double glazed throughout | driveway | deep, mature rear gardens | **NO UPWARD CHAIN** | EPC – D

LOCATION

Groby is a popular west Leicestershire village on the edge of Charnwood Forest with many scenic walks and historical interests, with many local amenities including a store, post office, parish church, popular local schools, sporting and social facilities.

ACCOMMODATION

The property is entered via a glazed and wooden door with a window to the side leading into the porch with tiled flooring and built-in shelving. An original solid wood front door with double glazed inset leads into the sitting room, which houses the stairs to the first floor and has a uPVC double glazed bay window to the front, ceiling coving and rose, radiator in cover and a feature brick fireplace with gas flame effect fire. Double doors lead into the dining room, with ceiling coving, radiator in cover, wood flooring and a door to a large walk-in storage cupboard.

The open plan reception room has two windows and a door to the rear, a good range of storage cupboards, plumbing for automatic washing machine, a Belfast sink and wooden floor. The kitchen has a window to the front, a good range of eye and base level units and drawers, display cabinet, matching cupboard housing the Glow Worm wall mounted boiler, ample preparation surfaces, tiled splashbacks, sink and drainer unit and a gas cooker point. A side lobby with a door to the front has a range of built-in storage cupboards and gives access to two cloakrooms with low flush WCs.

The first floor landing has a window to the side and wood laminate effect floor. The master bedroom has ceiling coving and rose, a walk-in wardrobe with shelving/hanging space, a built-in shower cubicle with electric shower and windows to the front and rear. Bedroom two has a window to the front, picture rail and a range of built-in wardrobes. Bedroom three has ceiling coving, a range of built-in cupboards, patio doors to rear, wood laminate effect floor. Bedroom four has a good range of built-in wardrobes and cupboards and window to the front. The bathroom has a window to the side, a corner bath with shower over, a pedestal wash hand basin, low flush WC, fully tiled walls and wood laminate effect floor.

OUTSIDE

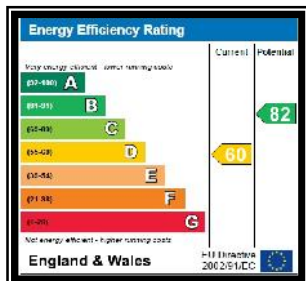
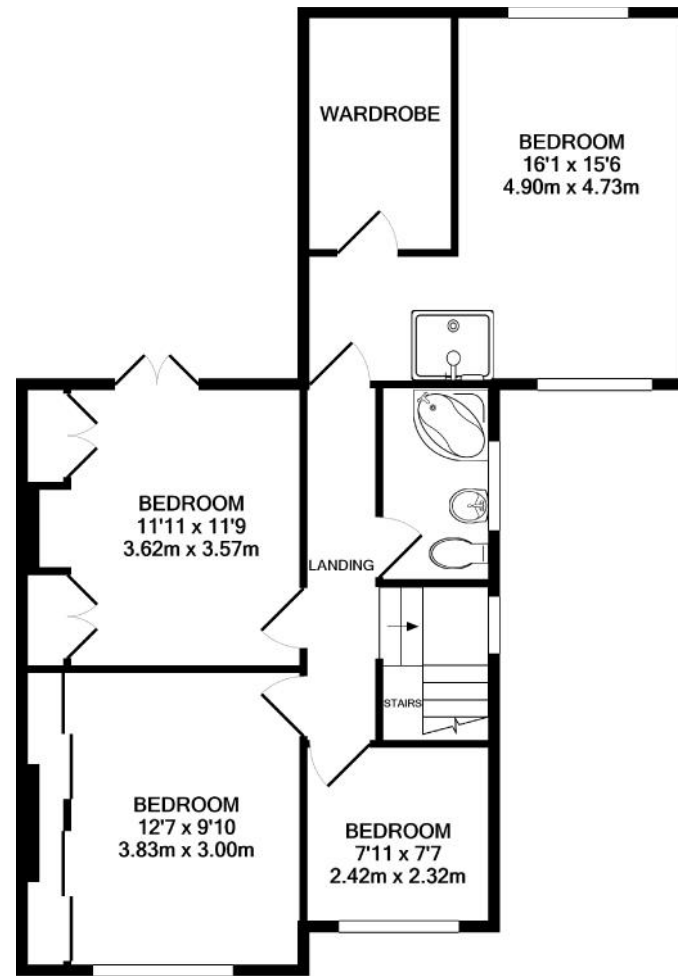
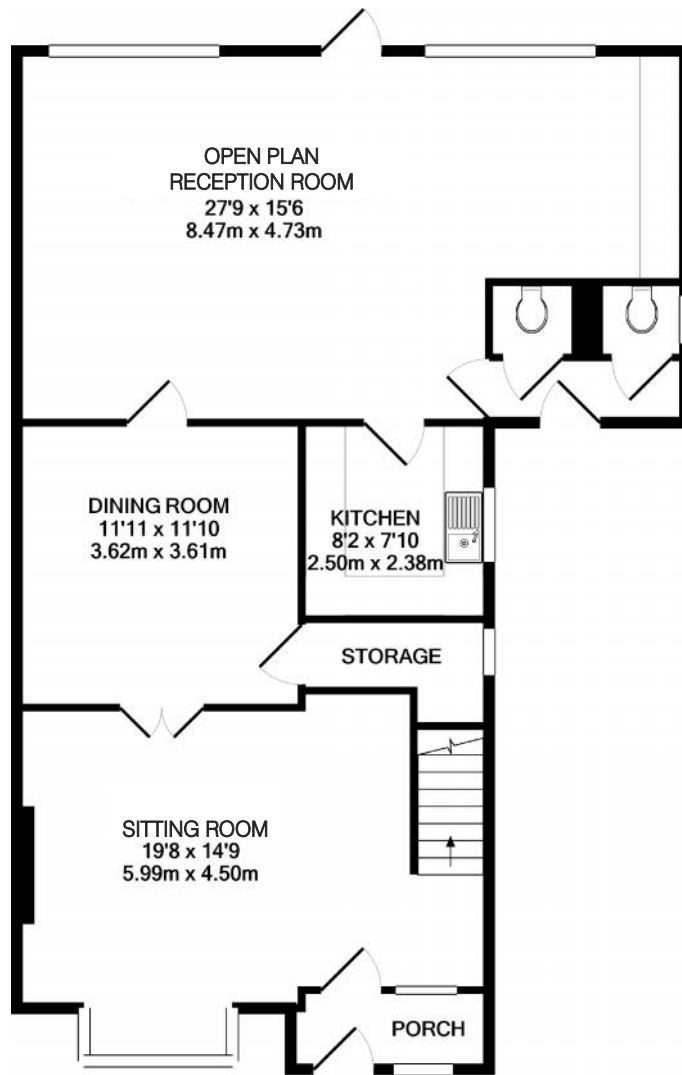
To the front of the property is a large, part tarmac, part block paved driveway providing off street car standing and to the rear are stunning, mature gardens with large block paved entertaining areas, a gazebo, a wooden shed, summerhouse, greenhouse, shaped lawns, mature trees, shrubs and plants and fully fenced borders.

DIRECTIONAL NOTE

Proceed out of Leicester via the A50 Leicester Road, eventually becoming Groby Road. Continue over the A46 Western Bypass taking the first left hand turning onto Leicester Road. Bear left onto the Leicester Road slip road where the property can be located on the left hand side.







150 Leicester Road, Groby, Leicestershire LE6 0DP

Total Approximate Gross Internal Floor Area = 1647 SQ FT / 153 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.