

JAMES
SELICKS

POOL COTTAGE

MARKFIELD ROAD
GROBY, LEICESTERSHIRE



Pool Cottage, 45 Markfield Road, Groby, Leicestershire LE6 0FL

A period, Grade II Listed and thatched, "chocolate box" cottage located on the peripheries of this west Leicestershire village. Situated on a good-sized plot, the property retains a wealth of original features including heavily beamed ceilings and ledge and brace pine doors, making it a must view.

Entrance hall • sitting room • snug/bedroom three • dining room • ground floor shower room • kitchen • large landing/study area • two double bedrooms • bathroom • driveway • deep, lawned gardens • large lawned rear gardens • NO CHAIN INVOLVED • EPC - exempt

Location

The village of Groby lies approximately five miles west of Leicester city centre which offers a wide range of shopping facilities. The village itself provides convenient access to the M1/M69 motorway networks and associated Fosse Retail park via the A46 western bypass. The village itself offers a wide range of local shopping facilities popular schools, parish church and is surrounded by some of Leicestershire's most attractive countryside in particular the Charnwood forest area with attractive scenery and popular scenic walks, and the beautiful nearby Groby Pool (from where the cottage gets its name) reputedly the largest natural expanse of open water in Leicestershire, covering 38 acres and home to a wide range of plants, birds and animals.

Accommodation

The cottage is entered via a timber front door into a hallway with tiled flooring. The sitting room houses the principal staircase and has a built-in storage cupboard, a cast iron log burner with an exposed brick chimneybreast and brick flooring. The snug/bedroom three has an exposed brick fireplace and a built-in storage cupboard. The dining room houses the secondary staircase and has a door to the rear garden. A ground floor shower room provides a white three piece suite comprising a low flush WC, pedestal wash hand basin and shower enclosure. The kitchen boasts a range of eye and base level units, a Rangemaster double oven and grill, five-ring halogen hob, Bosch tumble dryer, Glow Worm wall mounted boiler and a stable door to the rear garden.

A large landing/study area (accessed via the principal staircase) houses built-in linen and storage cupboards. The master bedroom has a heavily beamed ceiling. The bathroom provides a white three piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with a shower attachment over. A further double bedroom (accessed via the secondary staircase) has a built-in storage cupboard and stripped floorboards.

Outside

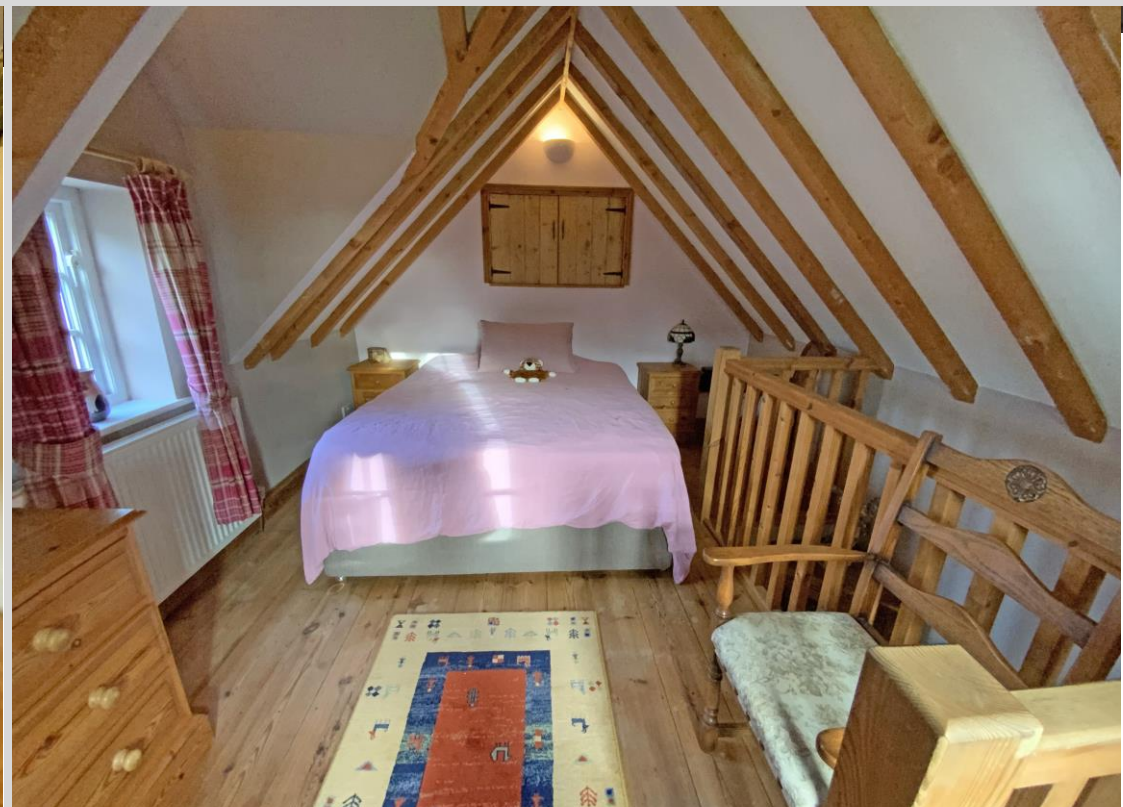
To the front is a paved driveway, steps leading to a block paved pathway and deep, lawned gardens with mature planted borders. To the rear of the property are further deep gardens, mainly laid to lawn with paved patio areas, mature shrubs and trees.

Tenure : Freehold

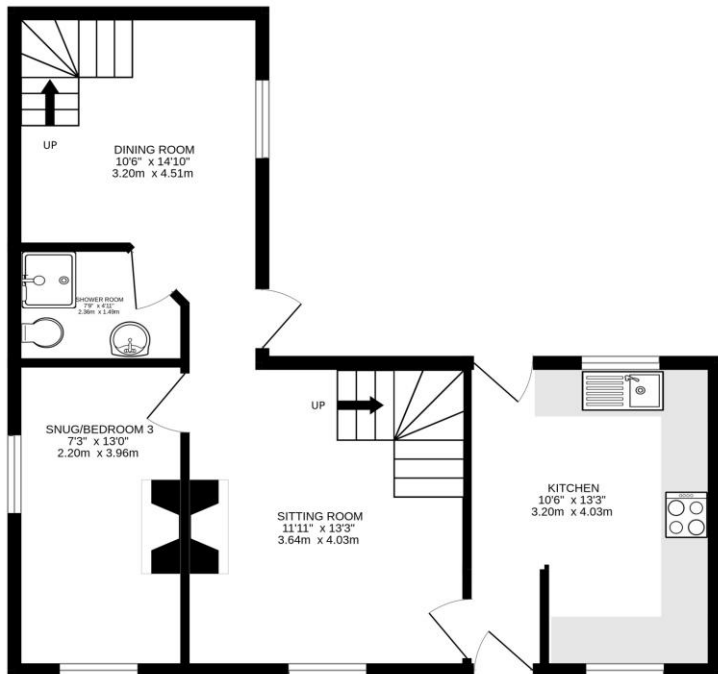
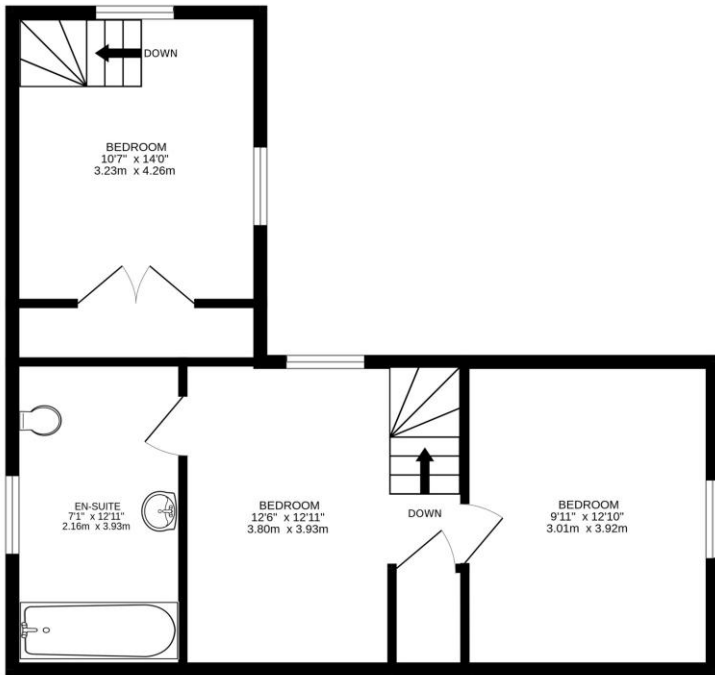
Local Authority : Hinckley & Bosworth Council

Tax Band : D









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Total Approximate Gross Internal Floor Area
 1068 SQ FT / 99 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

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Measures 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.



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