

24 GARENDON WAY

GROBY, LEICESTER

JAMES
SELICKS



24 Garendon Way
Groby
Leicestershire
LE6 0YR

A spacious, extended detached family home offering five bedrooms and two bathrooms.

Entrance hall • cloakroom • 'L' shaped lounge/dining room • conservatory • breakfast kitchen • dining room • five bedrooms • en-suite • family bathroom • lawned front gardens • driveway • double garage • tiered, lawned rear gardens • EPC - D

Location

Garendon Way lies at the edge of this popular west Leicestershire village, lying approximately six miles from the city centre, providing convenient to the M1/M69 Motorway networks and associated Fosse Park via the nearby A46 Western Bypass. The village itself has popular schooling, local amenities catering for most day-to-day needs and offers convenient access to the historic Bradgate Park, with some fine country walks of significant historical interest.

Accommodation

The property is entered via a part glazed front door into an entrance hall housing a ground floor cloakroom with two piece suite. An 'L' shaped lounge/dining room with an electric fire with brick surround. Double doors lead into the conservatory with access onto the garden. The breakfast kitchen has a good range of eye and base level units and drawers, a polycarbonate one and a quarter sink, a Rangemaster oven with double oven and grill, four ring gas hob, hotplate and halogen hob, a breakfast bar, plumbing for washing machine and dishwasher. The ground floor is completed by a dining room.

To the first floor galleried landing housing the airing cupboard. the master bedroom has an en-suite bathroom with a low flush WC, pedestal wash hand basin and a corner bath with shower over. There are four further bedrooms and a family bathroom with a four piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath and shower cubicle.

Outside

To the front of the property are lawned gardens and a tarmac driveway providing access to a double garage with twin up and over doors. To the rear of the property is a paved patio with steps leading upto are further shaped lawned gardens with planted borders, gravelled gardens to side and rear of garage providing access to a timber workshop.

Tenure : Freehold

Local Authority : Hinckley & Bosworth Council

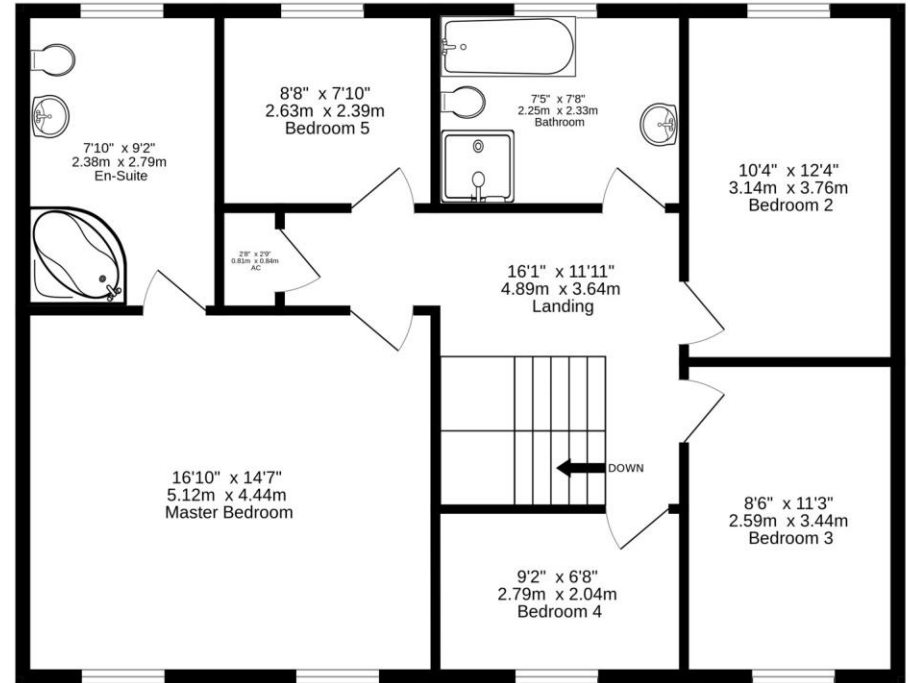
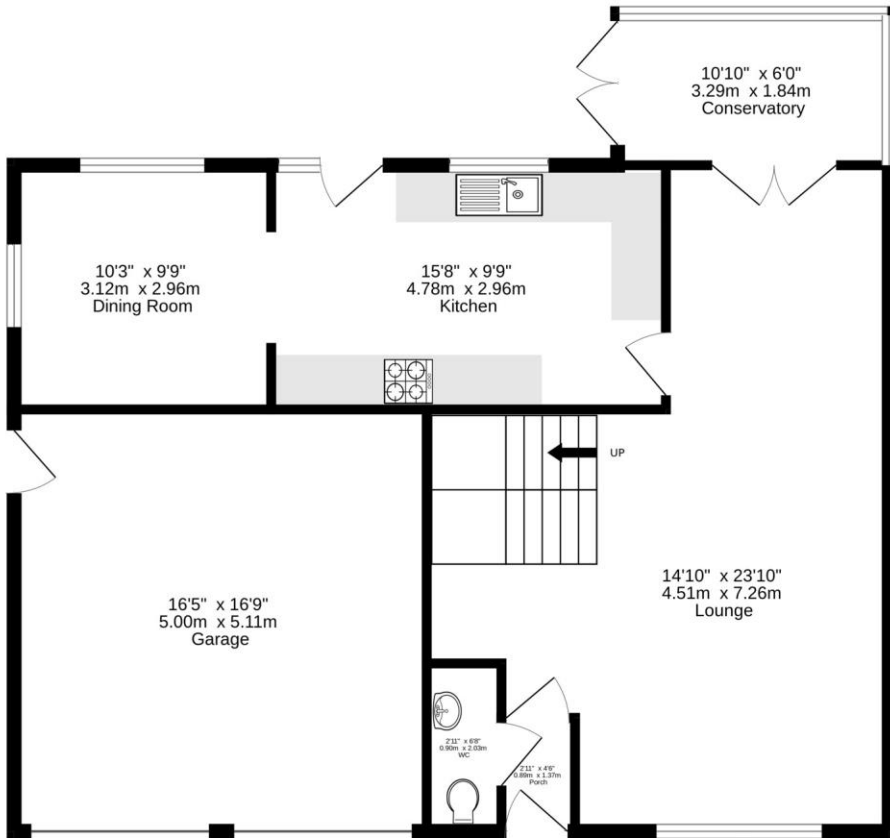
Tax Band : C

Satnav Information : 24, LE6 0YR





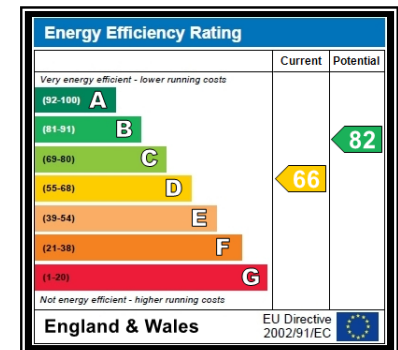




24 Garendon Way, Groby, Leicestershire LE6 0YR

Total Approximate Gross Internal Floor Area = 1906 SQ FT / 177 SQ M

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



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesllicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesllicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

