



Bluebell Drive, Groby



TBC



### Key Features

- Four Double Bedrooms
- Detached Family Home
- Two Reception Rooms & Conservatory
- Sought After Village Location
- Tucked Away Cul De Sac Position
- In Need of Independent Mortgage Advice? Get in Touch Today!
- EPC rating C
- Freehold





Situated in a family friendly cul de sac location, fall in love with this executive four bedroom detached home occupying a tucked away position within the sought after village of Groby. The gas centrally heated layout in more details comprises of an entrance hall, ground floor wc, two reception rooms, conservatory extension, breakfast kitchen and utility room, with stairs rising to the first floor landing which leads to four double bedrooms and a family bathroom (the master bedroom benefiting from having an en-suite shower room). The plot offers parking to the front leading to an integral single garage, with front and rear lawned gardens. Conveniently located for access to major commuter links, an immediate viewing comes highly recommended.

### Accommodation

Front entrance door opens into the:

### Entrance Hallway

With a staircase rising to the first floor and doors to some of the downstairs accommodation.

### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a central heating radiator.

### Lounge 4.79m not into bay x 3.42m

Positioned around a feature central fireplace, the primary reception room enjoys light provided by a walk in bay window to the front elevation. With carpet flooring, two central heating radiators and coving. Doors provide access into the:

### Dining Room 3.15m x 2.96m

Perfect for formal dining occasions, the second reception room offers a central heating radiator, coving, carpet flooring, door to the kitchen and doors opening into the:

### Conservatory Extension 3.85m x 4.63m

A fantastic addition to the accommodation providing extra downstairs living space, with dual aspect glazing, central heating radiator, fan, TV point, tiled flooring and doors opening out into the rear garden.

### Breakfast Kitchen 3.14m x 4.87m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in double 'Hotpoint' oven, four ring gas hob, inset 1.5 sink and drainer with mixer tap and space for appliances. With a breakfast bar, window to the rear elevation and a door leading to the:

### Utility Room

Providing further space and storage with a door leading to the side.

### First Floor Landing

Giving access to the bedrooms and bathroom, with a built in cupboard.

### Master Bedroom 4.29m max x 4.32m max

A double room enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and a window to the front elevation. A door leads to the:

### En-suite Shower Room 2.17m x 1.75m

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and wc, with a window to the front elevation.

### Bedroom Two 3.74m max x 3.00m

Another double room offering a window to the rear elevation, with built in wardrobes, carpet flooring and a central heating radiator.

### Bedroom Three 3.72m not into robes x 2.56m

A third double room offering a window to the front elevation, built in wardrobes, carpet flooring and a central heating radiator.

### Bedroom Four 3.35m x 2.63m

Another practical four bedroom offering a window to the rear elevation, carpet flooring and a central





heating radiator.

### Family Bathroom 2.72m x 2.18m

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. There is also carpet flooring, central heating radiator and a window to the rear elevation.

### Outside

Occupying a tucked away corner position, the plot offers a driveway to the front giving access to the integral garage, with a lawned garden to the side and gated access leading to the mainly laid to lawn rear garden. With fencing to boundaries and shrubbery to borders.

### Garage 5.26m x 2.95m max

With light, power and an up and over door to the front.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc)



and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.





