



**Kings Way, Groby**  
Leicester, Leicestershire, LE6 0YJ

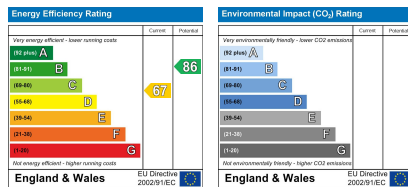


# Kings Way, Groby

## Leicester, Leicestershire, LE6 0YJ

### Offers In Excess Of £270,000

Featuring an upgraded central heating boiler, fall in love with this three bedroom semi detached home occupying a tucked away cul de sac position on this very popular and well established development in the highly desirable village of Groby, ideal for growing families or first time buyers. The layout includes an entrance hall, lounge diner, conservatory, kitchen, first floor landing, three bedrooms and a bathroom. The plot offers a driveway to the front with a mainly laid to lawn garden at the rear. Ideally situated for access to the M1 and A46 as well as Fosse Park Shopping and Bradgate Country Park, an early viewing is strongly recommended to avoid disappointment.



### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Offering a staircase rising to the first floor and a door leading to the:

#### Lounge Diner

23'0" x 12'0" max (7.03m x 3.68m max)

Affording space for both formal dining and comfortable sitting, the reception room offers a window to the front elevation. With wood effect flooring, TV point, useful storage cupboard under the stairs, two central heating radiators and ceiling coving. Doors lead to the kitchen and conservatory.

#### Conservatory

11'3" x 7'3" (3.43m x 2.22m)

A fantastic addition to the accommodation providing additional downstairs living space, with tiled flooring, central heating radiator and dual aspect glazing. Doors open into the rear garden.

#### Kitchen

10'9" x 6'11" (3.28m x 2.11m)

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 oven, four ring hob with extraction hood above, inset sink and drainer and space for appliances. With a window to the rear elevation, tiled flooring, central heating radiator and a rear access door.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a window to the side elevation.

#### Bedroom One

11'1" max x 8'5" max (3.40m max x 2.57m max)

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

#### Bedroom Two

11'8" x 8'5" (3.57m x 2.59m)

With a window to the rear elevation, carpet flooring and a central heating radiator.

#### Bedroom Three

8'2" x 6'5" (2.51m x 1.96m)

With a window to the rear elevation, carpet flooring and a central heating radiator.

#### Bathroom

8'2" x 6'4" (2.51m x 1.95m)

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. There is also a window to the front elevation, shaver point and a heated towel rail.

#### Outside

Occupying a tucked away cul de sac position, the plot offers a driveway to the front providing off road parking. Gated access leads to a mainly laid to lawn garden with fencing to boundaries.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band B. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

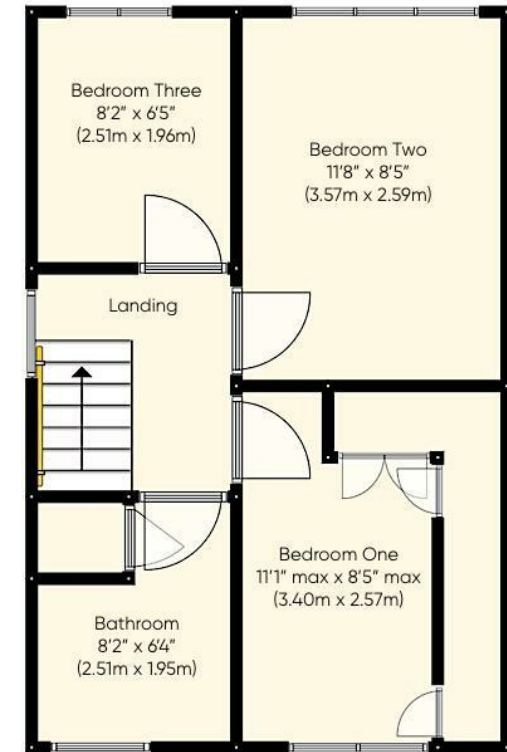
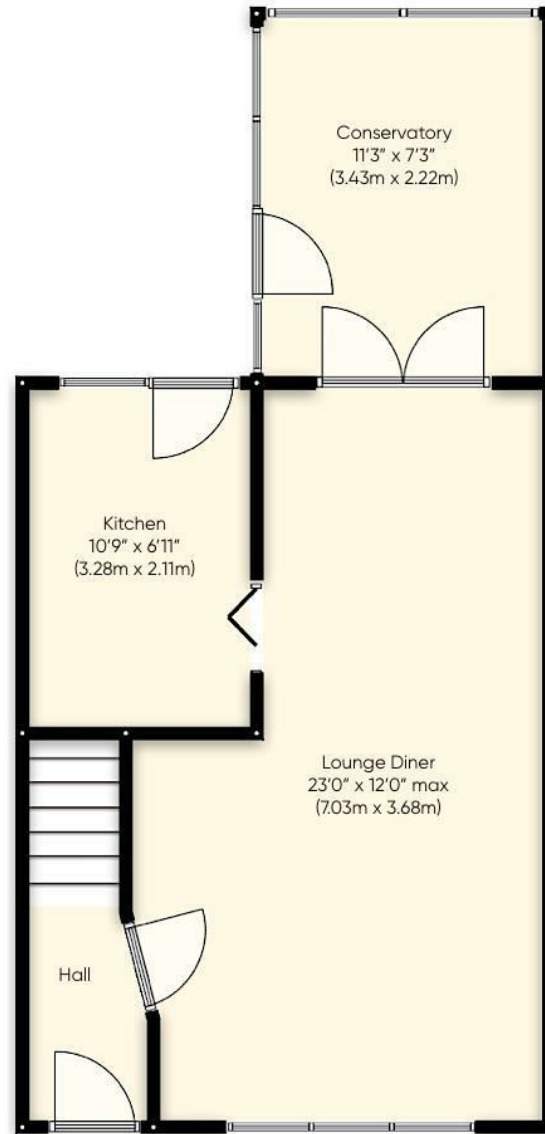
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.

### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



t: 01163665666

e: lfe@newtonfallowell.co.uk

www.newtonfallowell.co.uk



