

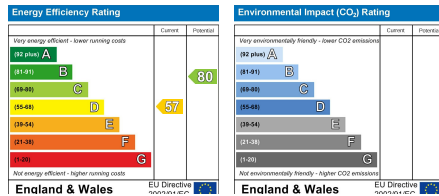


Stamford Drive, Groby
Leicester, Leicestershire, LE6 0YD



Stamford Drive, Groby Leicester, Leicestershire, LE6 0YD £415,000

Ideal for growing families, fall in love with this detached home occupying a family friendly position within the sought after village of Groby, just a short walk away from Stamford Memorial Park. The gas centrally heated layout in more details comprises of an entrance lobby, ground floor wc, lounge, dining room, kitchen and utility room, with stairs rising to the first floor landing which leads to four bedrooms and a bathroom. The plot offers parking to the front, single garage and front and rear gardens. Being conveniently located for major road links, an early viewing is advised to avoid disappointment.



Accommodation

Front entrance door opens into the:

Entrance Lobby

With a central heating radiator, coving, door to the lounge and a door leading to the:

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a central heating radiator and a window to the front elevation.

Lounge

20'1" x 16'11" max (6.13m x 5.17m max)

Positioned around a feature gas fireplace, the primary reception space enjoys light provided by a bay window to the front elevation. With carpet flooring, two central heating radiators, coving and a staircase rising to the first floor. Open access leads through to the:

Dining Room

10'2" x 8'4" (3.11m x 2.56m)

Perfect for formal dining occasions, there is a central heating radiator, coving, carpet flooring and a door leading to the rear garden.

Kitchen

10'2" max x 8'3" (3.12m max x 2.52m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a 'Newworld' oven, four ring 'Neff' gas hob, inset sink and drainer and plumbing for a dishwasher. With a useful under stairs storage cupboard, rear elevation window and open access leads through to the:

Utility Area

13'2" x 7'7" (4.03m x 2.33m)

Providing further space for appliances and storage, there is dual aspect glazing, central heating radiator, wall mounted central heating boiler and a feature breakfast bar. There is also a side access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space.

Bedroom One

12'3" x 10'2" max (3.74m x 3.12m max)

Enjoying the use of built in wardrobes, bedroom one is a double and features carpet flooring, central heating radiator and a window to the front elevation.

Bedroom Two

12'5" x 10'2" max (3.79m x 3.11m max)

A second double room offering a window to the rear elevation, carpet flooring, central heating radiator and ceiling coving.

Bedroom Three

18'7" x 7'6" max (5.68m x 2.31m max)

With dual aspect glazing, carpet flooring, built in wardrobes and two central heating radiators.

Bedroom Four

9'5" x 7'0" (2.88m x 2.14m)

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

Family Bathroom

9'8" x 6'5" (2.95m x 1.97m)

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with complementary tiled walls. There is also a built in airing cupboard, central heating radiator and a window to the front elevation.

Outside

The frontage consists of a driveway providing off street parking and gives access to the attached garage, with gated access leading to a garden to the rear featuring paved and decking areas adjacent to the accommodation ideal for outdoor entertaining. With an outside tap and a variety of shrubs and trees.

Garage

17'8" x 8'3" (5.41m x 2.52m)

With light, power, door to the front, shelving and a side access door.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band C. 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.



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