



Thorpe Cottage, Bradgate Hill,  
Groby LE6



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£725,000



### Key Features

- Four Bedrooms, all with Built in Wardrobes
- Detached Family Home
- Elevated Views over Open Countryside
- Breakfast Kitchen & Utility Room
- Well Established & Private Rear Garden
- Conveniently Positioned For Access to Major Road Links!
- EPC rating TBC
- Freehold







Nestled in the heart of the Charnwood Forest, is this highly individual detached family residence offering family living space with versatile accommodation, occupying a desirable position with a well established garden and open countryside views to the rear. The interior begins with an entrance porch and hallway, leading to a WC and two formal reception rooms and two additional flexible rooms, perfect for a home office, playroom, or hobby space. The well-appointed breakfast kitchen is complemented by a separate utility room. Upstairs, there are four double bedrooms, each featuring built-in wardrobes. The principal bedroom benefits from an adjoining room, ideal as a private office, dressing room, or nursery. A family bathroom completes the first floor. Externally there is a landscaped driveway providing off road parking with access to the garage providing useful storage only.

### Ground Floor

Upon entry to the accommodation you step into the useful entrance porch with a door leading through to the welcoming entrance hall offering two useful storage cupboards, staircase rising to the first floor and access to a WC. The primary reception room is full of natural light provided by dual aspect glazing as well as offering glazed doors opening into a sun room. The formal dining room is positioned around a feature fireplace and offers glazed doors leading through to the garden room providing wonderful views of the rear garden and offering further sitting space. Sliding doors allow access to an elevated decking area. The breakfast kitchen is fitted with a range of wall and base units with complementary surfaces over, tiled splashbacks, 1.5 sink and drainer, integrated dishwasher and fridge, built in oven and five ring hob with hood above. Sliding doors give access to the decking area and a further door leads through to a useful utility area providing further storage and space for appliances with access to a storage room.

### First Floor

Moving upstairs you will find four bedrooms, all of which enjoy the use of built in wardrobes. The principal bedroom benefits from a picture window allowing views of the fields beyond as well as offering access to an adjoining room, ideal as a private office, dressing room, or nursery. Bedroom two features a vanity unit and sink as well as also boasting a picture window with views of the neighbouring countryside. A well-equipped family bathroom completes the first floor fitted with a modern three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary tiled surrounds, two radiators and cupboard housing the central heating boiler.

### Outside

Set back from the road and screened by mature hedging, the property enjoys a sense of privacy and seclusion. A landscaped driveway offers ample off-road parking for multiple vehicles, while gated side access leads to a beautifully maintained and particularly private rear garden featuring a peaceful pond, well-kept lawns, and a rich variety of plants, shrubs, and mature trees. A spacious raised decking area provides the ideal space for outdoor seating and entertaining, with practical storage space tucked neatly beneath.

### Location

Groby is a well serviced village situated on the edge of Charnwood Forest offering good local facilities and amenities. The near-by A50 and A46 afford excellent access to the M1, Leicester City Centre and schooling at Leicester and Loughborough. Local attractions include the nature reserve and Lake at Groby pool and Bradgate Park at near-by Newtown Linford.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band F. 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 the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their 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. They 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 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





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### 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 MAB 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

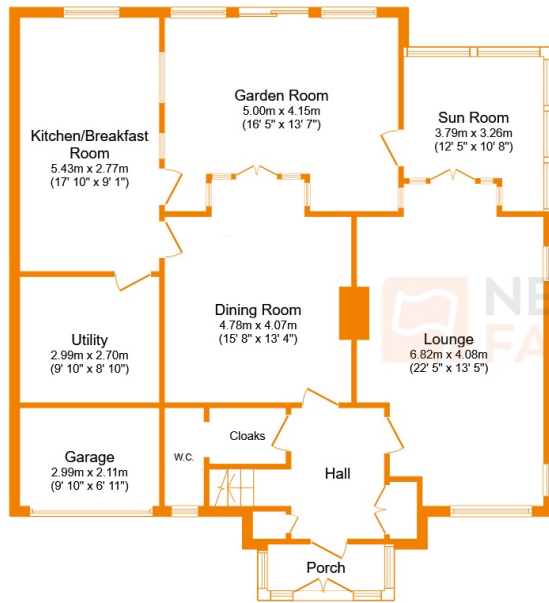
If you have a house to sell then we would love to provide you with a free no obligation valuation.



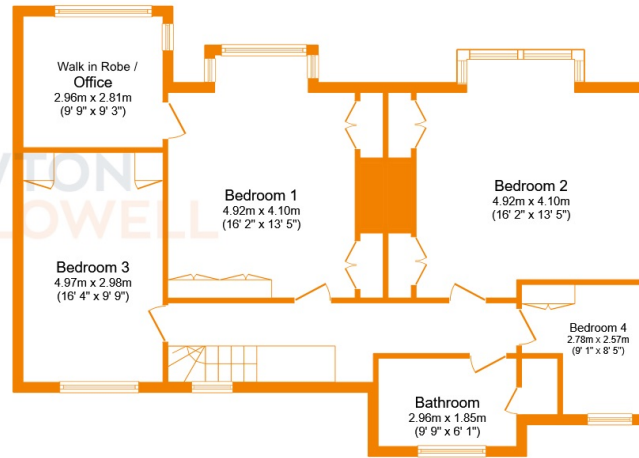






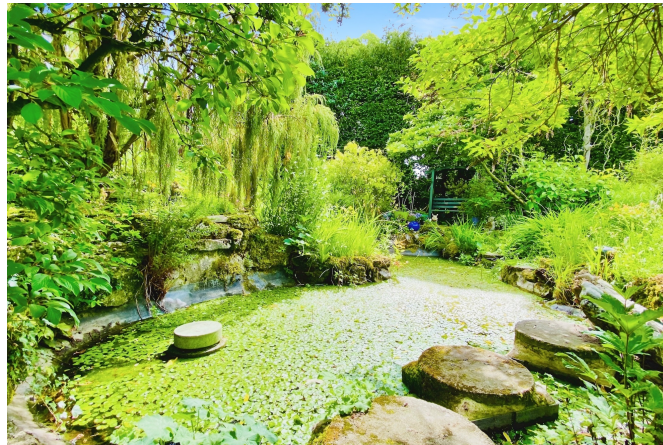


Ground Floor

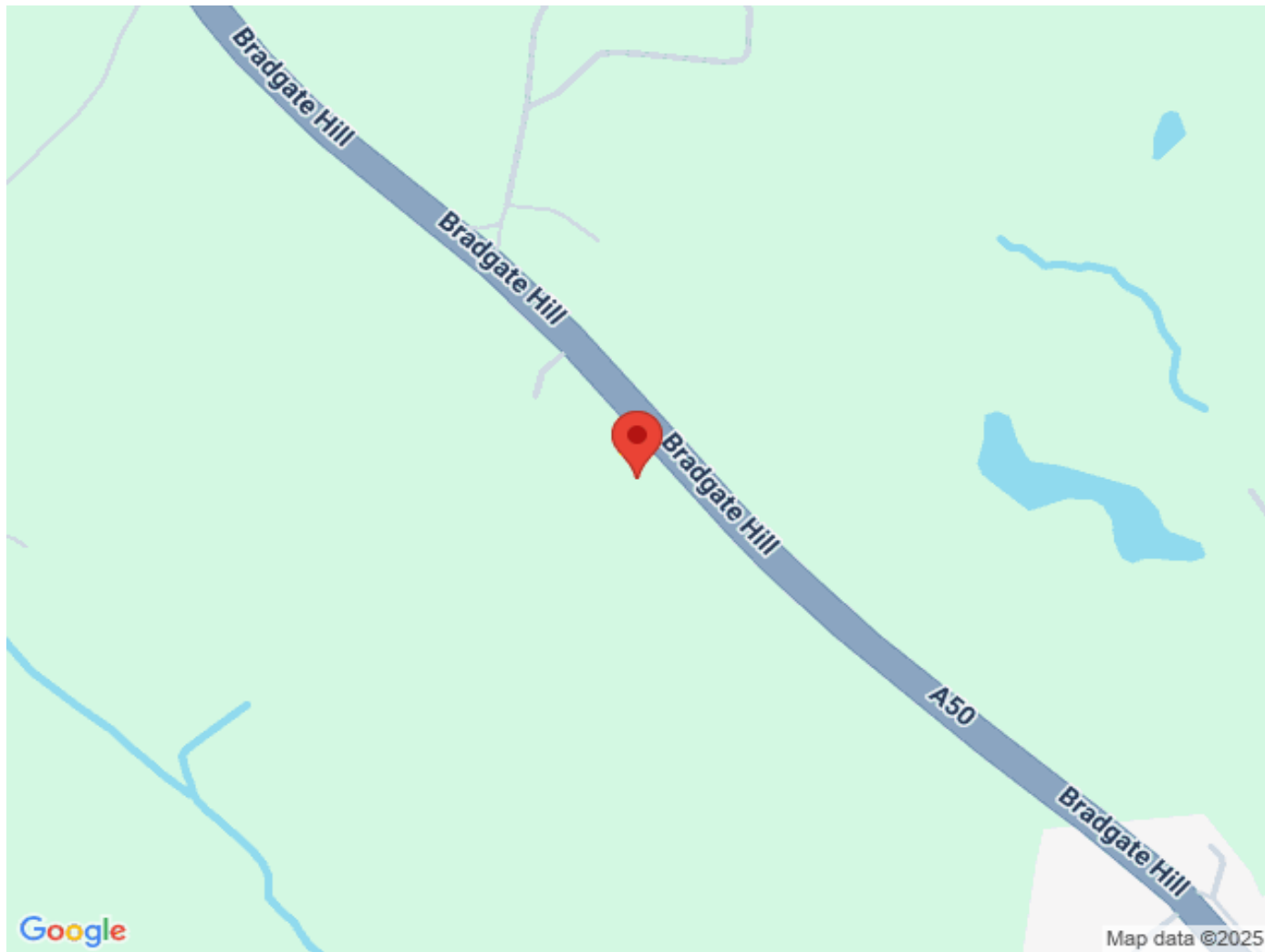


First Floor

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