



Carmen Grove, Groby, LE6

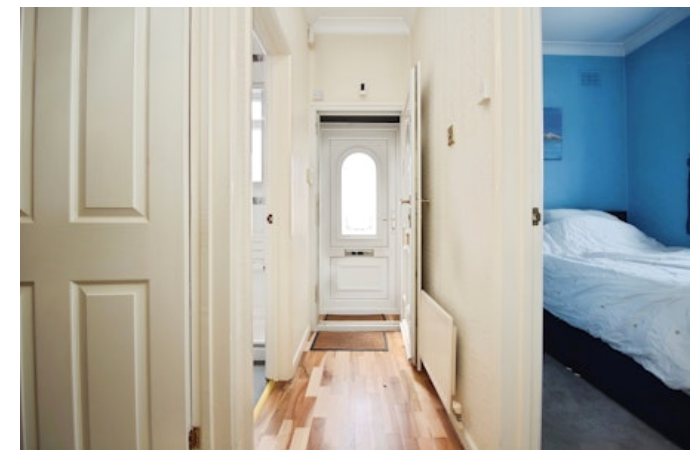


£279,950



Key Features

- Two Bedroom Semi Detached Bungalow
- Desirable Village Location
- Driveway & Carport
- Conservatory Extension to Rear
- Particularly Private Rear Garden
- Upgraded Central Heating Boiler (2025)
- EPC rating TBC
- Freehold





LOOKING TO DOWNSIZE? Offered to the market with no upward chain, this two bedroom semi detached bungalow is situated within the desirable village of Groby and is ideal for a purchaser looking to downsize. Having off road parking leading to a carport, a particular feature to the property is the particularly private rear garden. Internally the layout comprises an entrance porch and hall, lounge with sliding doors to the conservatory extension, kitchen, lobby, storage room/utility, two bedrooms and a shower room. Benefiting from an upgraded central heating boiler (Fitted 2025) and double glazing throughout, an early viewing is strongly recommended to avoid disappointment.

Welcome to Carmen Grove

Upon entering the accommodation, you are welcomed into a porch that leads through to the main hallway, offering access to several key areas of the bungalow. The reception room is centred around a charming feature electric fireplace and is finished with carpet flooring. Sliding doors open into the conservatory being one of the standout features of the home and providing a bright and versatile space ideal for formal dining or additional seating. The kitchen is well-equipped with a range of wall and base units, roll-edge work surfaces, tiled splashbacks, a sink with drainer, and space for various appliances. A rear lobby leads to a practical store room, offering further appliance space and additional storage. At the front of the property are two generously sized bedrooms, both featuring attractive half bay windows. One of the bedrooms benefits from built-in wardrobes, providing convenient storage. The contemporary shower room, fitted with a shower cubicle, wash basin, and WC.

Outside

The property benefits from a driveway providing off-road parking, which leads to a convenient carport. Another standout feature of this home is the rear garden, offering a particularly private and secluded

setting, not overlooked by neighbouring properties. The garden is adorned with a variety of mature plants and shrubs, creating a peaceful outdoor retreat, and also includes a timber shed for additional storage.

Location

Carmen Grove is situated on the outskirts of Groby, a well-regarded village located approximately six miles north-west of Leicester city centre. The area offers excellent access to the M1 and M69 motorway networks, as well as the nearby Fosse Retail Park. Groby itself provides a wide range of local amenities catering to most day-to-day needs, including a popular village school, public houses, and various shops. The village is also surrounded by some of Leicestershire's most picturesque open countryside, making it an ideal location for those seeking both convenience and natural beauty.

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.

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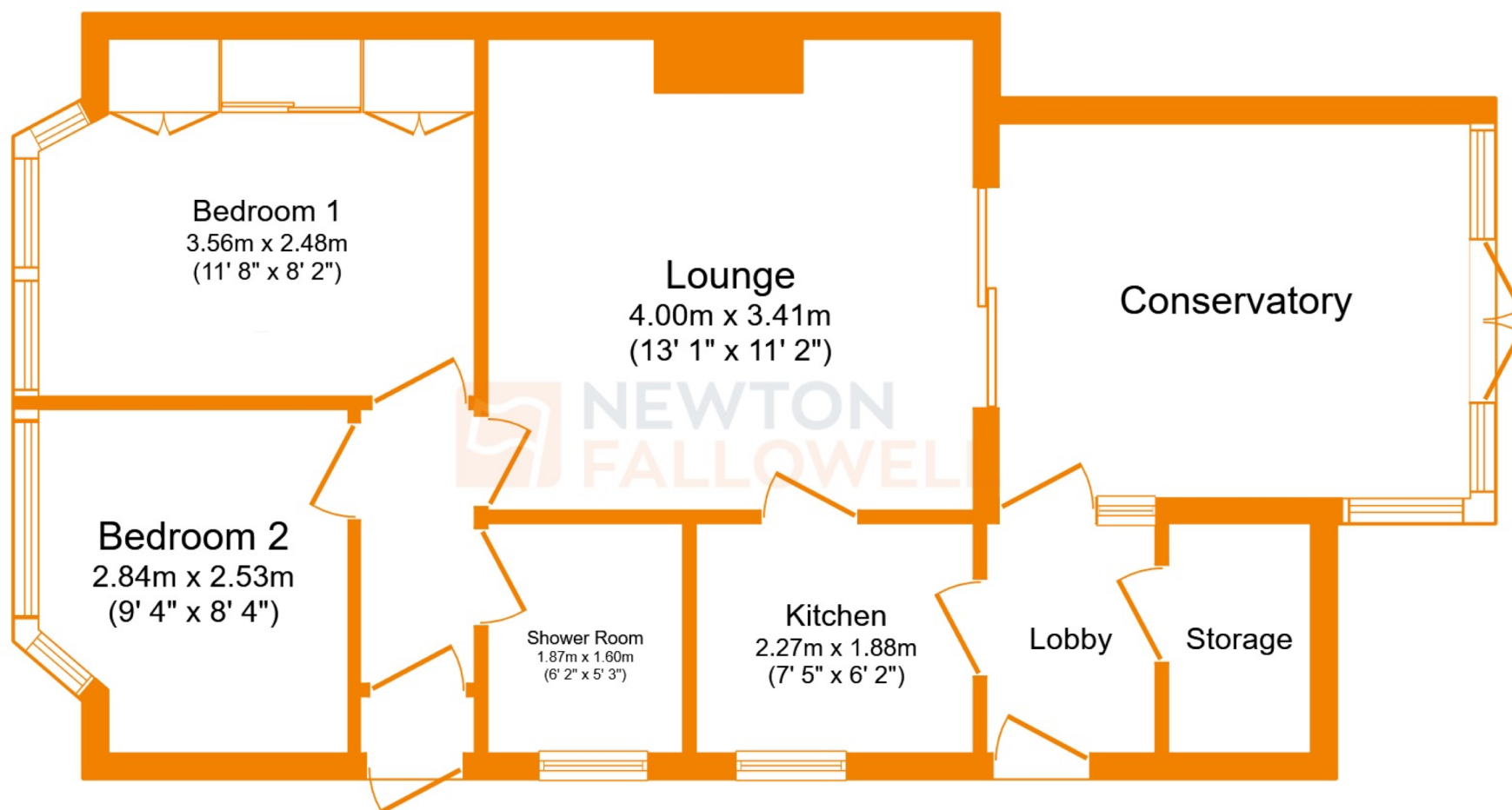
require more information regarding our referral programmes, please ask at our office.

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Floor Plan

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