



4 Mallard Avenue
Groby, LE6 0GR

£370,000



4 Mallard Avenue

Groby, Leicester, LE6 0GR

A well proportioned 4 bedroom detached family home on a good sized corner plot close to well regarded schools. The property benefits from full gas central heating (Viessman boiler), UPVC double glazing, cavity wall insulation, pvc fascias. The accommodation briefly comprises on the ground floor, entrance hall, lounge-diner, fitted kitchen (oven/hob), rear lobby, cloaks/wc. Upstairs, landing, 4 bedrooms, bathroom. Gardens to front & rear, corner plots, driveway and garage. Freehold. Council Tax Band D

Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator, under-stairs cloaks cupboard

Cloaks/WC

Wash hand basin, WC.

Lounge Diner

25'2" x 11'8" (7.69 x 3.58)

UPVC double glazed windows to front and rear, radiator and fitted carpet.

Kitchen

11'1" x 9'6" (3.38 x 2.90)

UPVC double glazed windows, Fitted with a range of base, drawer & eye level units, work surfaces. Built in electric, double oven, gas hob extractor hood. Pantry store, plumbing for washing machine.

Rear Lobby

Double glazed window and door to side.

First Floor Landing

Fitted carpet.

Bedroom One

13'11" x 11'9" (4.25 x 3.60)

UPVC double glazed window, fitted carpet, radiator and built in wardrobes.

Bedroom Two

17'5" x 8'5" (5.32 x 2.58)

UPVC double glazed windows front and rear, fitted carpet, wash hand basin, radiator.

Bedroom Three

17'5" x 11'2" (5.32 x 3.41)

UPVC double glazed window to rear, radiator and fitted carpet.

Bedroom Four

8'3" x 7'1" (2.52 x 2.17)

UPVC double glazed window to front, radiator and fitted carpet and loft access.

Bathroom

UPVC double glazed opaque window, heated towel rail, panelled bath, shower over bath, vanity wash hand basin, WC, airing cupboard housing cylinder.

Outside

The front of the property has lawn, driveway leading to integral garage (17'6 x 8'11) with up & over door.

The rear garden has patio, lawn, borders, shrubs, external water tap, fully fenced boundaries & gated side access.

Groby

Groby (pronounced Grew-Bee) is a sought after village with a population of approx 7,000. One of the main reasons for the village's popularity is the range of schools for all ages, including three primary schools, Brookvale High School and the adjoining Six Form College. There is a busy Everard's pub The Stamford Arms, ex-servicemens club, a selection of take-aways, St Philip & St James church and a range of local shops including Flowers & Flint a deli and gift shop. There are many period properties built of local stone and flint including The Old Hall with connections to Lady Jane Grey. There is easy access to M1, A46 & A50 main routes. Groby has access to local beauty spots such as Groby Pool, Martinshaw Woods and numerous recreational areas around the village.

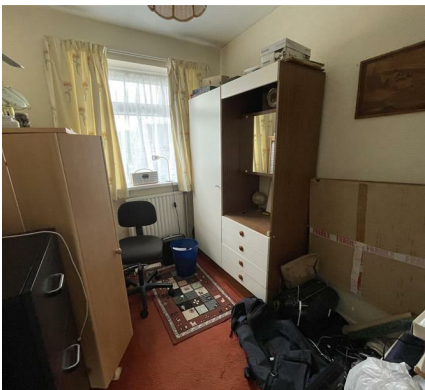
Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

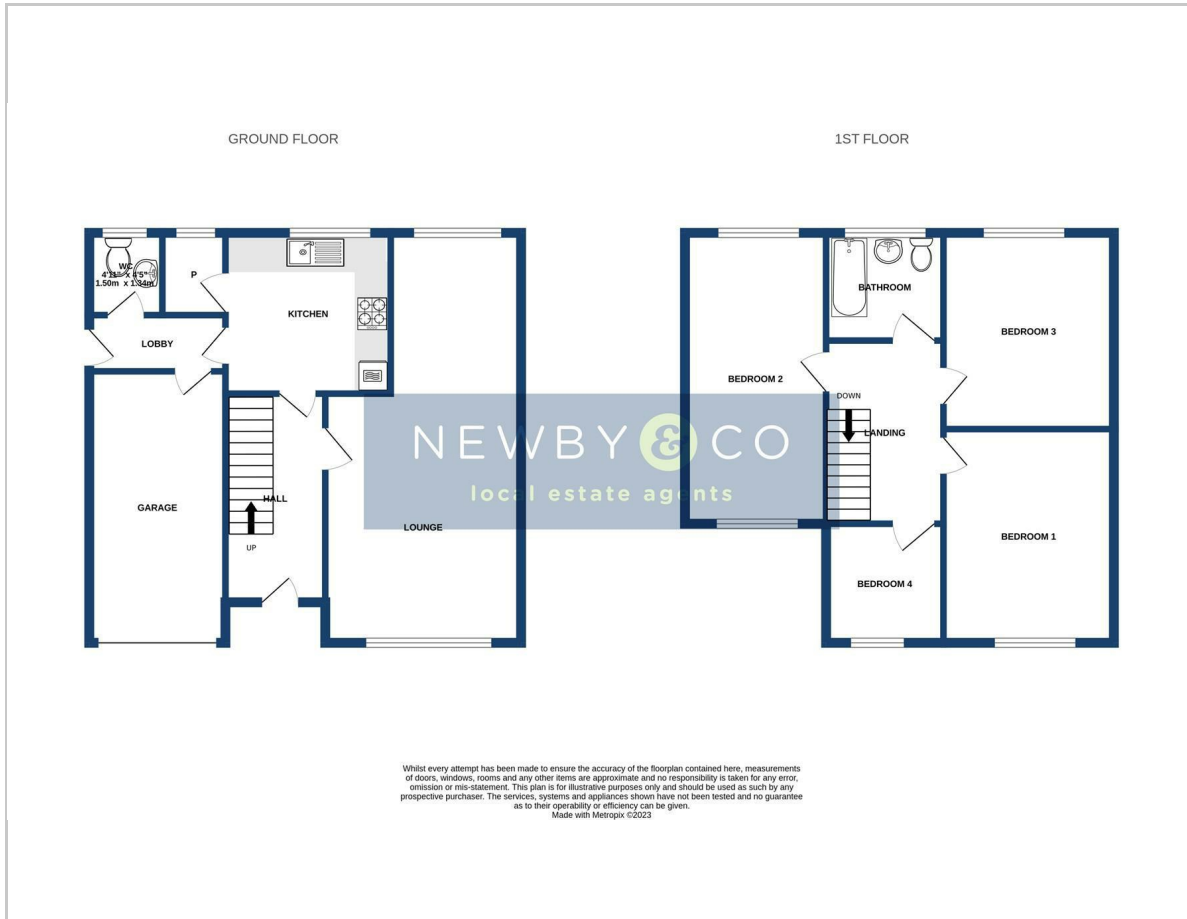
It has a Council Tax Band of D which means a charge of £2098.07 for tax year ending March 2024

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

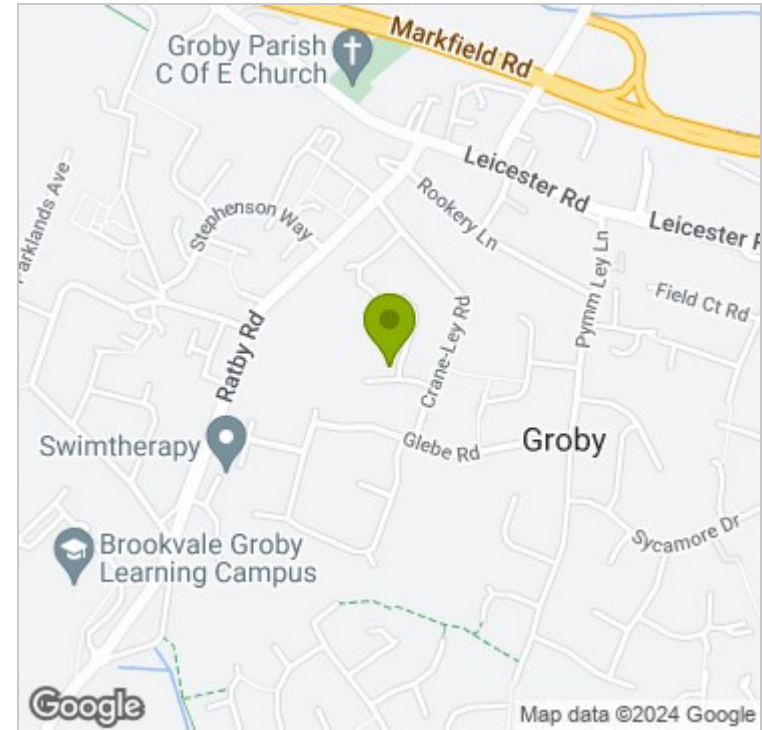


Viewing

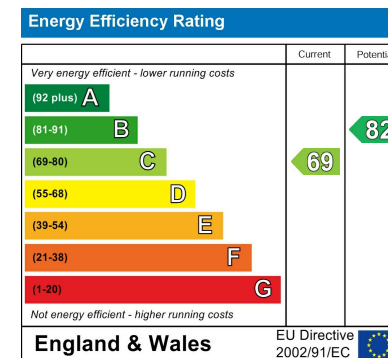
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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