



15 Farr Wood Close  
Groby, LE6 0FX

£254,750

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## 15 Farr Wood Close

Groby, Leicester, LE6 0FX

A well proportioned 3 bedroom, 2 bathroom semi detached family home in cul-de-sac position close to well regarded schools. The property benefits from full gas central heating, UPVC double glazing. The accommodation briefly comprises on the ground floor, entrance hall, lounge, fitted kitchen-diner (oven/hob). Upstairs, landing, 3 bedrooms, en-suite shower room, bathroom with white suite. Gardens to front & rear, driveway and garage. Freehold - with no upward chain. Council Tax Band B

### Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator.

### Lounge

14'10" x 12'11" (4.53 x 3.95)

UPVC double glazed window to front, radiator, under-stairs storage.

### Kitchen-Diner

16'2" x 9'6" (4.95 x 2.91)

UPVC double glazed single door to rear, UPVC double glazed window to side, tiled floor, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap. Built-in electric oven, gas hob with extractor hood. Provision for dishwasher.

### First Floor Landing

UPVC double glazed window to side, fitted carpet, access to loft with retractable ladder.

### Bedroom One

10'0" x 9'9" (3.05 x 2.98)

UPVC double glazed window to front, fitted carpet, radiator.

### En-suite Shower Room

Tiled floor, fully tiled walls, extractor fan, walk-in shower enclosure with electric shower, pedestal wash hand basin, wc, cupboard.

### Bedroom Two

9'10" x 9'8" (3.01 x 2.97)

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

### Bedroom Three

10'11" x 6'1" (3.33 x 1.87)

UPVC double glazed window to front, radiator.

### Bathroom

6'5" x 6'0" (1.96 x 1.85)

UPVC double glazed opaque window, chrome heated towel rail, mainly tiled walls, panelled bath, pedestal wash hand basin, wc.

### Outside

The front of the property has lawn, driveway providing parking for 3 cars in tandem and leading to single detached brick built garage, with up & over door, light & power.

The rear garden has patio, lawn & fully fenced boundaries.

### 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](http://www.hinckley-bosworth.gov.uk))

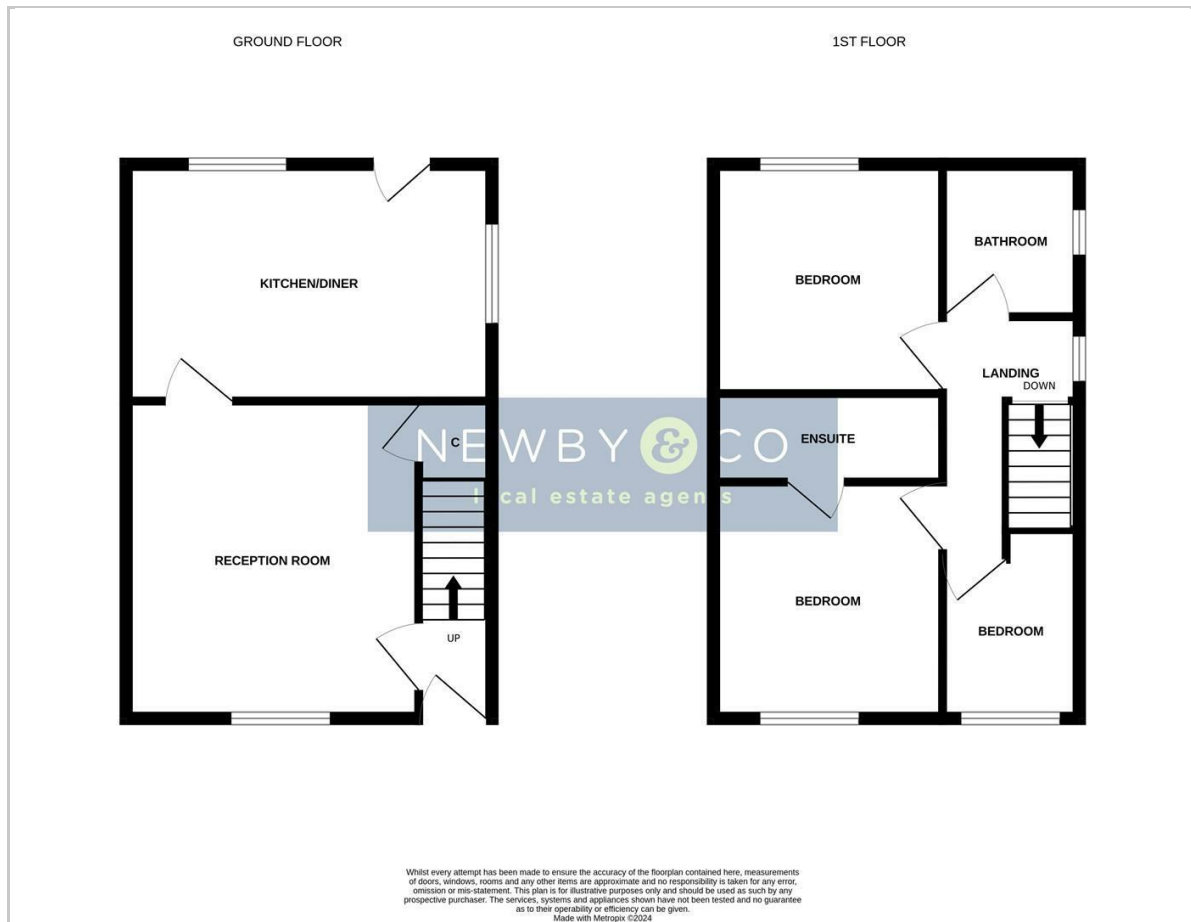
It has a Council Tax Band of B which means a charge of £1727.32 for tax year ending March 2025

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



## Viewing

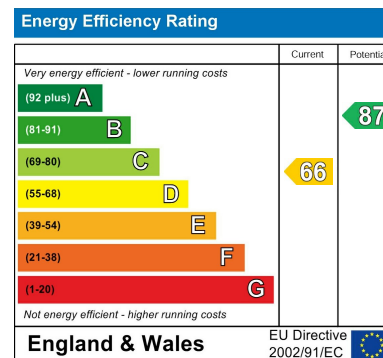
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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