



14 Anstey Lane
Groby, LE6 0DA

£395,000



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Groby, Leicester, LE6 ODA

A traditional 1940's bay fronted extended 4 bed semi-detached family home situated in one of the most sought after non-estate residential addresses in the area. This recently transformed property has significantly improved and extended accommodation on both floors and benefits from full gas central heating (boiler 2016), is fully UPVC double glazed, pvc fascia and is well presented throughout. On the ground floor there is an entrance hall, lounge, living-kitchen with range cooker, utility room, half-garage. Upstairs, landing, 4 good sized bedrooms, bathroom with 4 piece contemporary suite. Driveway for 3 cars to front, mature 120' rear garden with superb timber lodge and gazebo which would serve as a home-office, games/family room. Close to excellent schools, open countryside, major road links including A50, A46 and M1/M68 motorways. Early viewing highly recommended! Freehold. Council Tax Band C

Porch & Entrance Hall

There is a porch with composite secure external door with four double glazed panels. The entrance hall has a UPVC double glazed door, solid wood flooring, radiator, stairs to first floor.

Cloak/wc

Useful downstairs facility with wash hand basin, wc, laminate flooring, extractor fan.

Splendid Living Kitchen

25'3" x 17'10" (7.70m x 5.44m)

Without doubt the hub of this property is the splendid living kitchen which is beautifully designed, spacious and well equipped. Double glazed bi-fold doors open right out to the rear gardens and additional natural light comes in through the two V-lux skylights. There is a tiled floor throughout and two upright designer radiators. The bespoke kitchen features a wealth of base, drawer and eye level units including glass fronted display cabinets, butcher-block work surfaces with modern tiled surrounds and under-unit lighting. There is a white enamel Belfast sink with mixer taps, Range cooker included in the sale, integrated dishwasher. There is also ample space for a tall fridge/freezer.

Lounge

15'1" x 10'11" (4.62m x 3.34m)

A cosy yet well proportioned living room with UPVC double glazed bay window to front aspect. Neutral fitted carpet, radiator, wall mounted modern bio-fuel fire.

Utility Room

10'1" x 5'6" (3.08m x 1.70m)

UPVC double glazed door to rear, V-lux double glazed skylight. Further storage in base units with more work surfaces, stainless steel sink with mixer taps, fully tiled to one wall, provision for washing machine. Door to Half-Garage.

1st Floor: Landing

A duel landing with UPVC double glazed opaque window to side, fitted carpet, access to loft with retractable ladder.

Bedroom One

10'11" x 10'5" (3.33m x 3.20m)

A good sized double bedroom with UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Two

13'5" x 7'3" (4.10m x 2.21m)

Two UPVC double glazed windows to rear, fitted carpet, radiator.

Bedroom Three

8'6" x 7'11" (2.60m x 2.43m)

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

Bedroom Four

7'6" x 7'1" (2.30m x 2.18m)

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

Bathroom

10'6" x 5'9" (3.22m x 1.77m)

A contemporary fitted bathroom with four piece white suite. UPVC double glazed opaque window to rear, chrome heated towel rail, spotlights to ceiling, extractor fan, tiled floor and fully tiled walls. Modern double ended tub style bath plus separate walk-in large shower enclosure with glass screens and a twinhead mains shower, vanity wash hand basin, wc.

Outside

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)

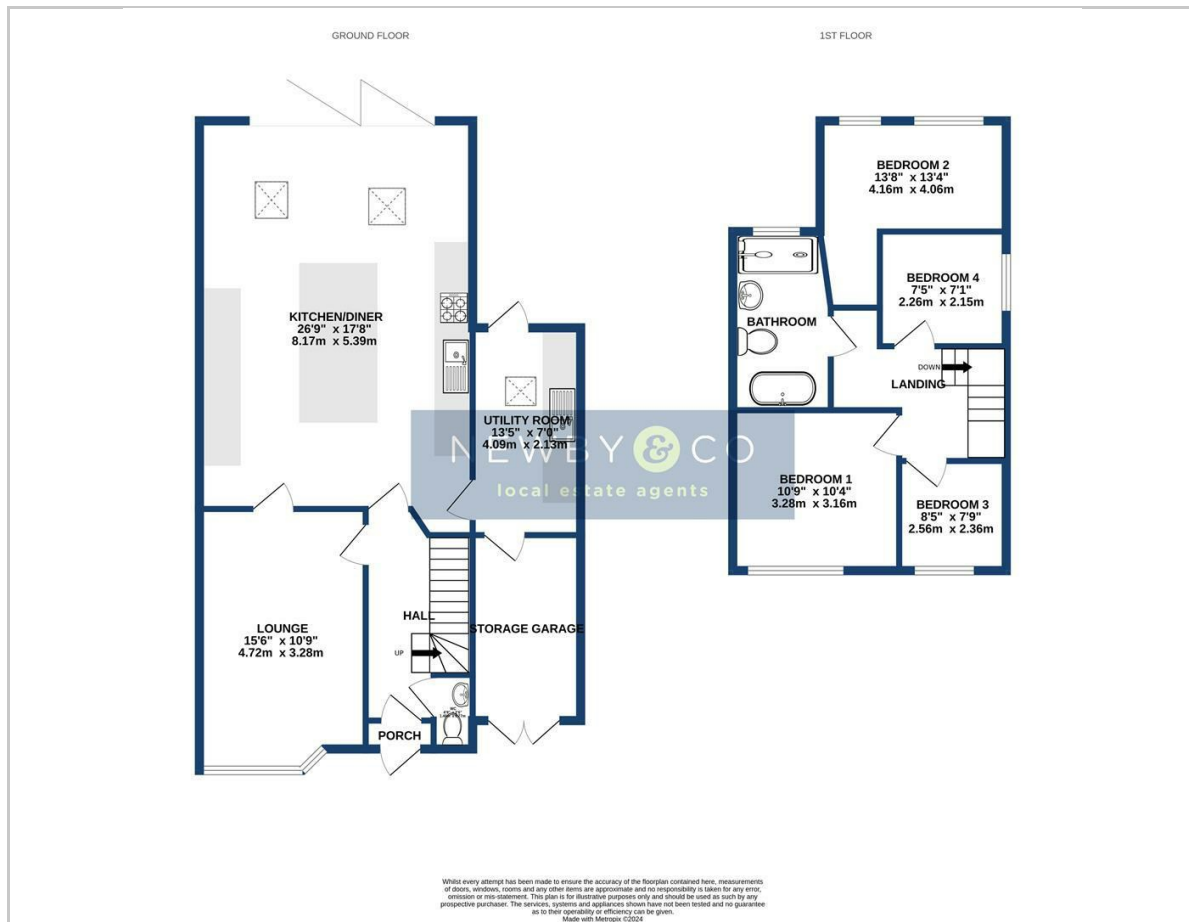
It has a Council Tax Band of C which means a charge of £1864.95 for tax year ending March 2024

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

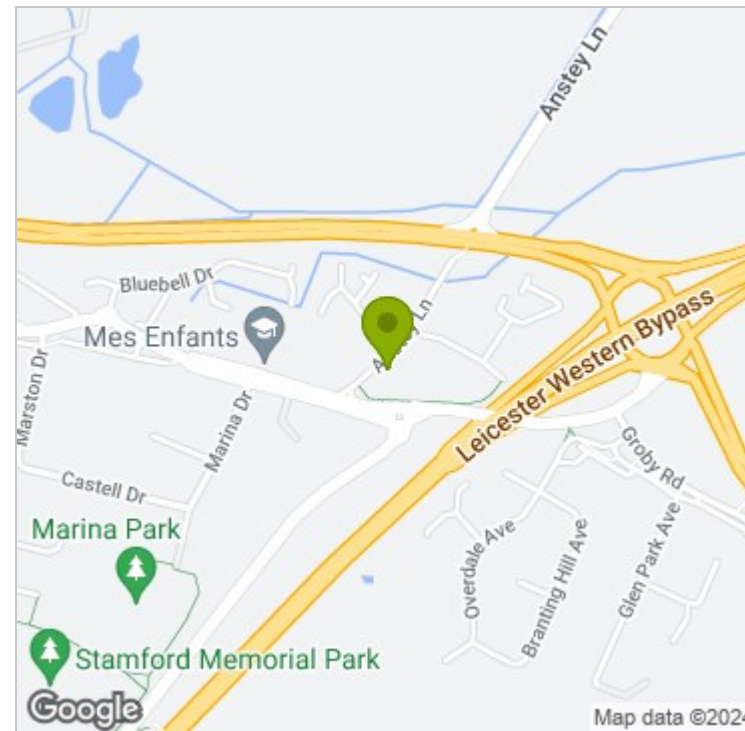


Viewing

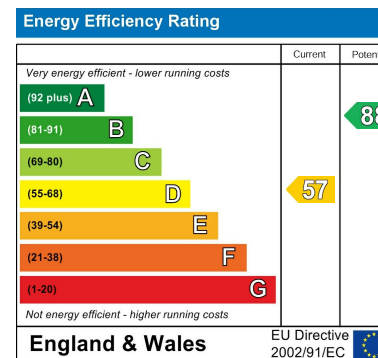
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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