



10 Bluebell Drive  
Groby, LE6 0AX

£425,000



# 10 Bluebell Drive

Groby, Leicester, LE6 0AX

Well maintained & beautifully presented corner plot detached family home, built 2001. FGCH (boiler regularly serviced), UPVC d/g. Entrance hall, cloaks/wc, 18' lounge, separate dining room, fully fitted modern kitchen with appliances & utility room. Landing, 4 bedrooms, en-suite shower room, bathroom. Good sized well kept gardens to front & rear, drive, garage. No upward Chain! Early viewing highly recommended! Freehold. Council Tax Band E

## Entrance Hall

Composite double glazed entrance door, laminate flooring, stairs to first floor, under-stairs cupboard, radiator.

## Cloaks/wc

Tiled flooring, vanity wash hand basin, wc, radiator, extractor fan.

## Lounge

18' x 12'10 (5.49m x 3.91m)

A delightful living room with dual aspect. UPVC double glazed bay window to front, UPVC double glazed window to side, two radiators, coal effect gas fire set in stone fireplace, neutral fitted carpet, coving to ceiling.

## Dining Room

15'9 x 8'4 (4.80m x 2.54m)

A useful second reception room. UPVC double glazed French doors to rear gardens, radiator, fitted carpet, coving to ceiling.

## Breakfast Kitchen

10'8 x 10'7 (3.25m x 3.23m)

A stylish modern kitchen. UPVC double glazed window to rear, tiled flooring, underfloor heating, recessed spotlights, fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap, Bosch built-in stainless steel electric fan assisted double oven, gas hob with extractor hood, integrated Bosch dishwasher. Radiator.

## Utility Room

9' x 5' (2.74m x 1.52m)

UPVC double glazed door to rear, tiled flooring, radiator, eye level units, work surface, provision for washing machine, wall mounted Worcester boiler, door to garage.

## First Floor Galleried Landing

UPVC double glazed window to front, access to boarded loft with retractable ladder, radiator, airing cupboard housing cylinder fitted carpet.

## Bedroom One

13'3 x 12'8 (4.04m x 3.86m)

A generous double master bedroom with a wealth of built-in storage. UPVC double glazed window to front, radiator, built-in wall-to-wall fitted wardrobes, neutral fitted carpet.

## En-suite Shower Room

UPVC double glazed opaque window to side, chrome heated towel rail, tiled floor, two walls fully tiled, spotlights to ceiling, extractor fan, shower cubicle with mains shower, vanity wash hand basin, wc.

## Bedroom Two

12' x 10'8 (3.66m x 3.25m)

Another good sized double bedroom with built-in storage. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

## Bedroom Three

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

## Bedroom Four

11'2 x 10'8 (3.40m x 3.25m)

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

## Family Bathroom

8'2 x 7'6 (2.49m x 2.29m)

A stylish family bathroom with contemporary white suite. UPVC double glazed opaque window to rear, under floor heating, chrome heated towel rail, tiled floor, mainly tiled walls, spotlights to ceiling, extractor fan, shaped shower bath with mains shower over & glass screen, vanity wash hand basin, wc.

## Outside

The front of the property has an open plan garden laid mostly to lawn with shrubs and a driveway providing parking for 4 vehicles leading to single integral garage (18' 9') with up & over door, light & power. The rear South West facing garden approx 50' is beautifully kept and has patio, lawns, shrubs, borders, external water tap, walled and 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.

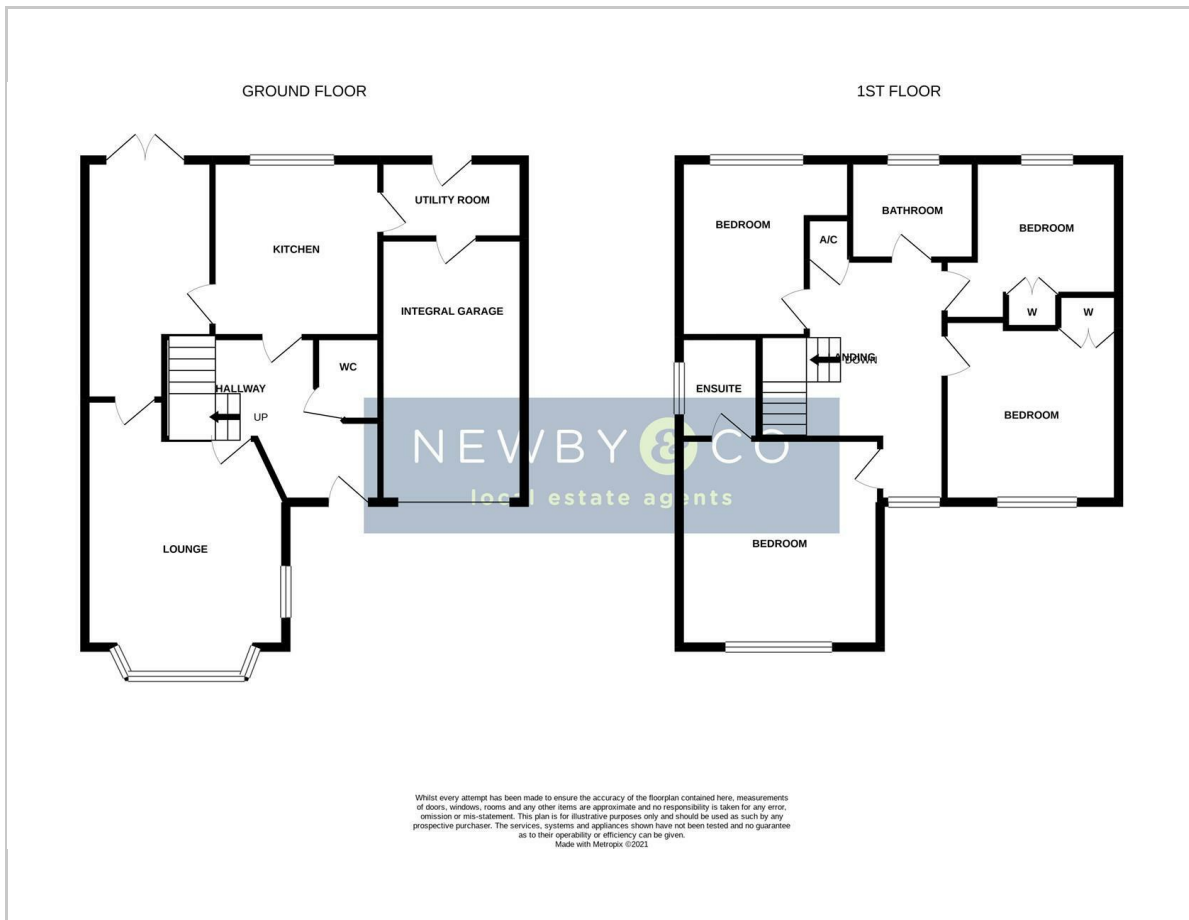
## Local Authority & Council Tax Info (HBBC)

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 E which means a charge of £2564.31 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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

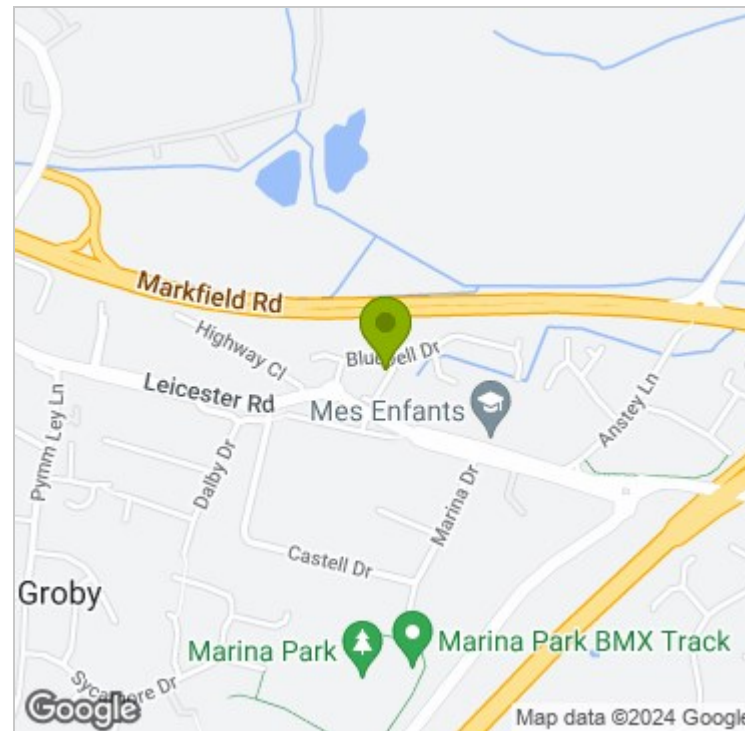


## Viewing

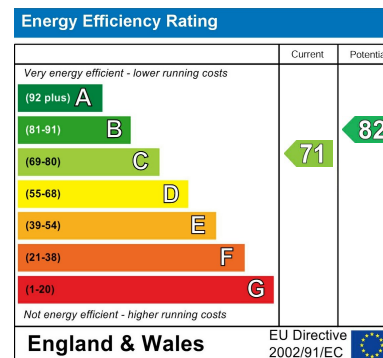
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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