



6 Lancaster Court
Groby, LE6 0YT

£425,000



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Groby, Leicester, LE6 0YT

A beautifully presented 4 bed detached family home situated in one of the most sought after cul-de-sac 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, UPVC double glazing, pvc fascia and is well equipped with a wealth of storage throughout. On the ground floor there is a hall, cloaks/wc, lounge, superb living-kitchen with quality Bosch appliances, utility room, half-garage. Upstairs, landing, 4 good sized bedrooms all with fitted wardrobes, bathroom with 5 piece contemporary suite. Driveway for 2 cars to front, private well kept rear garden. Close to excellent schools, open countryside, major road links including A50, A46 and M1/M69 motorways. Early viewing highly recommended! Freehold. Council Tax Band C

Entrance Hall

Composite double glazed entrance door, tiled floor, radiator.

Cloaks/WC

A useful downstairs toilet with UPVC double glazed opaque window, tiled floor, wash hand basin, wc.

Lounge

21' x 16'10 (6.40m x 5.13m)

A spacious lounge providing ample space for large furniture. UPVC double glazed bow window to front aspect, laminate wood effect flooring, two radiators, gas fire set in attractive modern wooden fireplace, stairs to first floor, cloaks store.

Superb Living Kitchen

24'6 x 17' (7.47m x 5.18m)

Absolutely the star of the show in this house is the superb contemporary fitted kitchen with a range of quality appliances and ample space for dining and entertaining as well as a wealth of storage and worktop space. The kitchen area has two UPVC double glazed windows to rear and side plus a UPVC door to the rear garden. The open plan family area has a UPVC double glazed window to rear and UPVC double glazed sliding patio door to the rear garden. The kitchen was refitted to a high specification in July 2021 with a wealth of base level storage units, slimline hard wearing worktops with upstands, ample drawer units with soft close technology, one-and-a-half bowl composite sink unit with Quooker tap. The fitted Bosch appliances include a fan-assisted oven, microwave oven, induction hob with extra wide extractor fan, fridge and separate freezer and dishwasher. There is a tiled floor, radiator, three ceiling mounted radiant panels for heating, LED recessed spotlights to ceiling.

Utility Room

7'9 x 7'4 (2.36m x 2.24m)

Tiled floor, provision and space for multiple appliances, ceiling mounted radiant panel for heating.

1st Floor: Landing

Fitted carpet, coving to ceiling.

Bedroom One

12'9 x 10'2 (3.89m x 3.10m)

A good sized double bedroom with a wealth of fitted storage. UPVC double glazed window to front, radiator, fitted carpet, coving to ceiling. A quality range of fitted wardrobes providing internal hanging rails, shelving, dressing table, overhead storage.

Bedroom Two

12'6 x 9'6 (3.81m x 2.90m)

Another good sized double bedroom with a wealth of fitted storage. UPVC double glazed window to rear, radiator, fitted carpet, coving to ceiling. A quality range of fitted wardrobes providing internal hanging rails, shelving, dressing table, overhead storage. Access to loft.

Bedroom Three

15'4 x 9'10 (4.67m x 3.00m)

An L-shaped twin bedroom with ample fitted storage. Two UPVC double glazed windows to rear, two radiators, fitted carpet, coving to ceiling. A quality range of fitted wardrobes.

Bedroom Four

8'10 x 6' (2.69m x 1.83m)

UPVC double glazed window to front, radiator, fitted carpet, coving to ceiling. A quality range of fitted wardrobes including desk and head height storage. This room would make an ideal study, dressing room or child's bedroom.

Five Piece Bathroom

15' x 7'3 (4.57m x 2.21m)

A really impressive bathroom with everything a family might need. Large walk in shower with twinhead mains shower including rain shower, twin wash hand basins, wc, separate double ended tub bath, fully tiled walls, LVT quality flooring, radiator and separate heated towel rail, spotlights to ceiling, two extractor fans.

Outside

To the front of the property is a block paved driveway and garden area.

The half-garage has a shutter door and light & power.

The private rear gardens are laid to lawn with a slate tile patio, well stocked borders with an abundance of colourful shrubs and plants, fully fenced boundaries, timber gate to side, external power sockets & water tap.

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)

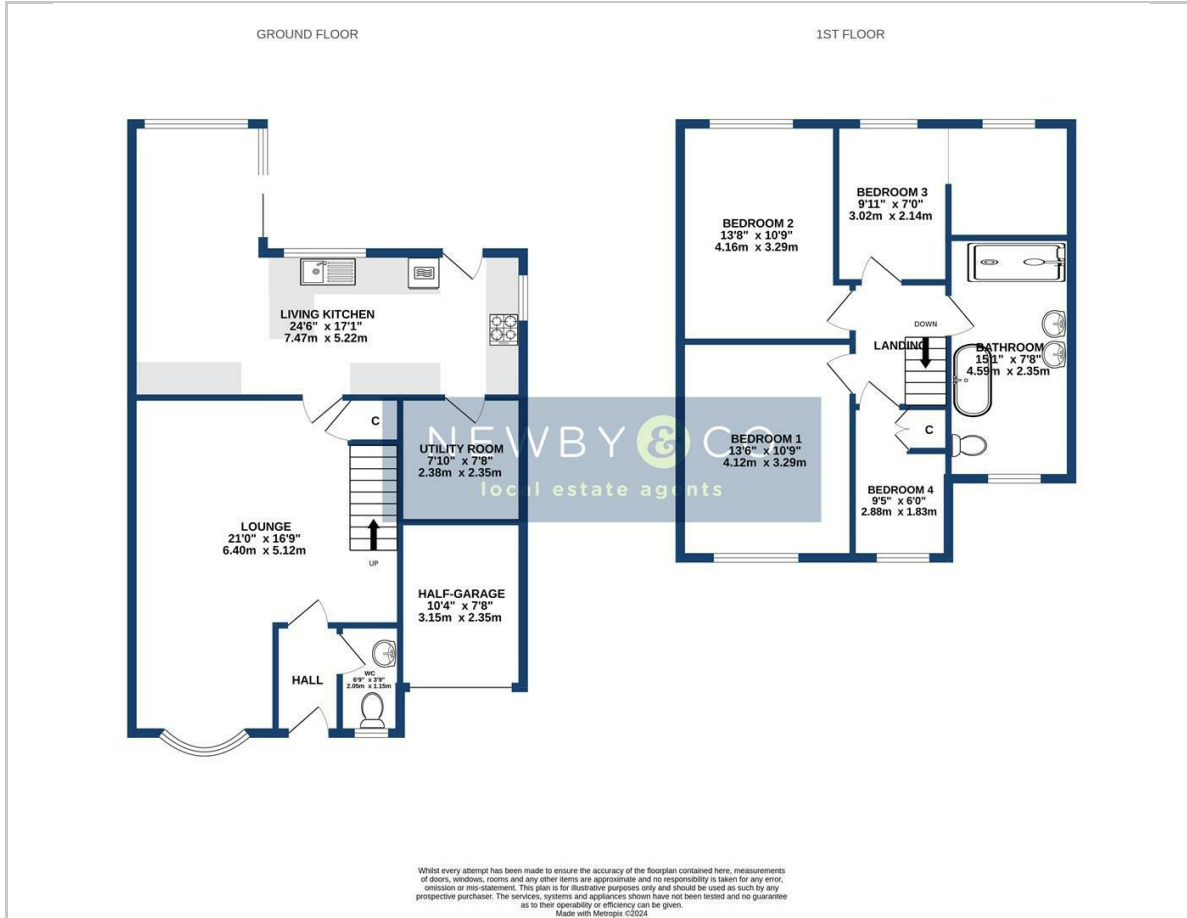
It has a Council Tax Band of C which means a charge of £1,974.09 for tax year ending March 2025

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



Floor Plan



Viewing

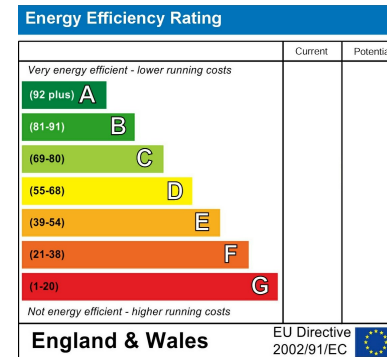
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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