



11 Victoria Drive
Groby, LE6 0ED

£265,000



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Groby, Leicester, LE6 0ED

A really nicely presented and extended three bedroom 1988 semi detached house in popular residential location close to good shops, schools, recreational facilities and major road links. Full gas central heating, UPVC double glazed windows and conservatory, quality floor coverings throughout. Hall, spacious lounge-diner, fitted kitchen with appliances, conservatory. Upstairs landing, 3 bedrooms, bathroom with white suite. Driveway for 2 cars plus carport & garage. Private garden to rear. Freehold. Council Tax Band B

Entrance Hall

UPVC double glazed entrance door and side panel, laminate floor, stairs to first floor.

Lounge-Diner

21'7" x 14'2" (6.60 x 4.34)

UPVC double glazed bay window to front, two upright radiators, engineered laminate flooring, UPVC double glazed French doors into conservatory.

Conservatory

11'6" x 9'6" (3.52 x 2.90)

UPVC double glazed conservatory with brick base, polycarbonate apex roof, engineered laminate flooring, UPVC double glazed door to garden.

Kitchen

9'6" x 8'6" (2.90 x 2.60)

UPVC double glazed single door to conservatory, UPVC double glazed window to rear. fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit with mixer taps, built-in electric double oven and grill, ceramic hob with extractor hood. Integrated fridge/freezer. Wall mounted central heating boiler, tiled floor.

First Floor Landing

UPVC double glazed window to side, fitted carpet.

Bedroom One

11'8" x 10'8" (3.58 x 3.27)

UPVC double glazed window to front, laminate flooring, radiator.

Bedroom Two

9'10" x 10'8" (3.00 x 3.27)

UPVC double glazed window to rear, laminate flooring, radiator.

Bedroom Three

9'2" x 7'5" (2.80 x 2.28)

UPVC double glazed window to front, laminate flooring, radiator, access to loft.

Bathroom

Two UPVC double glazed opaque windows to front with shutters, chrome heated towel rail, laminate flooring, fully tiled walls, fitted with a white contemporary suite comprising of a panelled bath with electric shower over, wash hand basin, wc, airing cupboard housing cylinder.

Outside

The open plan front garden has lawn, block paved driveway for two cars leading to carport and single garage (16'5 x 9'4) with light and power.

The rear garden has patio, lawn, borders, external water tap, 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)

It has a Council Tax Band of B which means a charge of £1727.37 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

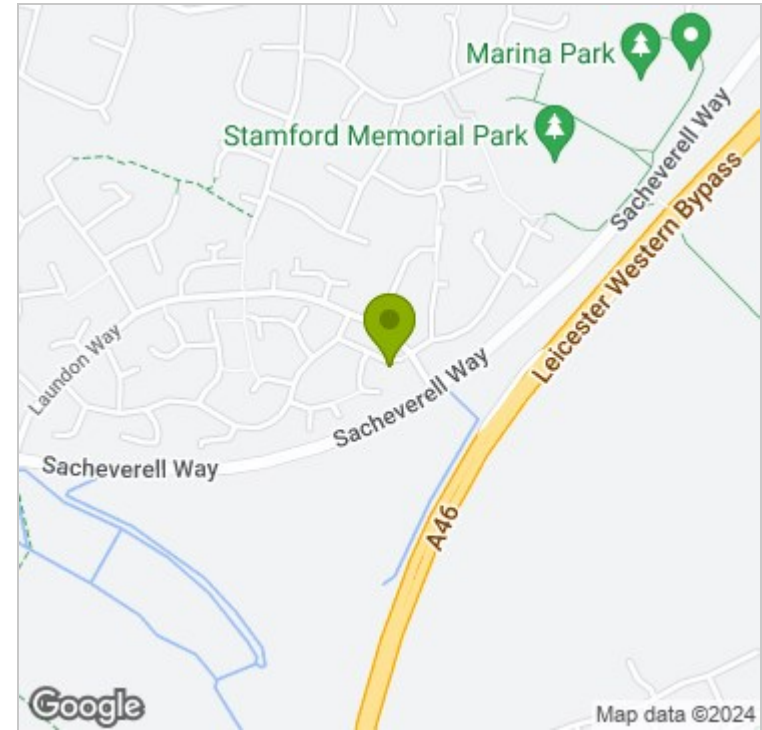


Viewing

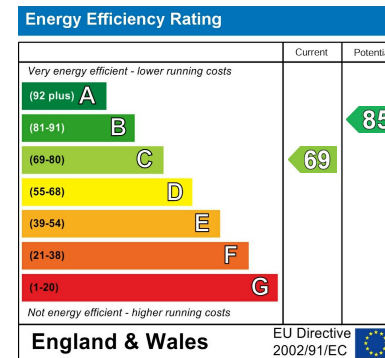
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Area Map



Energy Efficiency Graph



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