



15 Firtree Walk  
Groby, LE6 0FN

£225,000





## 15 Firtree Walk

Groby, Leicester, LE6 0FN

A well maintained spacious 1980's 3 bedroom end town house offered for sale with no upward chain and situated close to village centre with excellent amenities, shops, schools, regular public transport, access to major road links. The property benefits from full gas central heating (combi boiler), UPVC double glazing, pvc fascia. The accommodation comprises, hall, 16' lounge, kitchen-diner with appliances. Upstairs, landing, 3 bedrooms, bathroom. Gardens to front and rear, garage nearby. Freehold - no upward chain. Council Tax Band B

### Entrance Hall

A small hall or a large porch (you decide!) UPVC double glazed entrance door, fitted carpet, meter cupboard.

### Lounge

16'2" x 14'6" (4.93 x 4.42)

A really spacious living room with stairs to first floor. UPVC double glazed picture window to front, radiator, electric fire, gas supply.

### Kitchen-Diner

16'2" x 9'8" (4.93 x 2.97)

UPVC double glazed sliding patio doors and in addition a UPVC double glazed door & window all facing the rear aspect, carpet tile flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, sink unit with mixer taps, electric double oven, gas hob with extractor hood. Integrated fridge/freezer.

### First Floor Landing

Airing cupboard housing Ideal combination boiler, fitted carpet.

### Bedroom One

12'7" x 9'8" (3.85 x 2.95)

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

### Bedroom Two

11'8" x 9'5" (3.58 x 2.88)

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

### Bedroom Three

7'8" x 6'2" (2.34 x 1.89)

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

### Shower room

UPVC double glazed opaque window, chrome heated towel rail, tiled floor, extractor fan, shower cubicle with electric shower, vanity wash hand basin, wc.

### Outside

The front garden has lawn, shrubs & hedges.

The rear garden has hard landscaping, shrubs, external water tap, fully fenced boundaries, timber gate to rear.

Nearby there is a garage with newly replaced up & over door. The garage is the nearest one to the property about 20m away

### 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 £1,727.32 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.

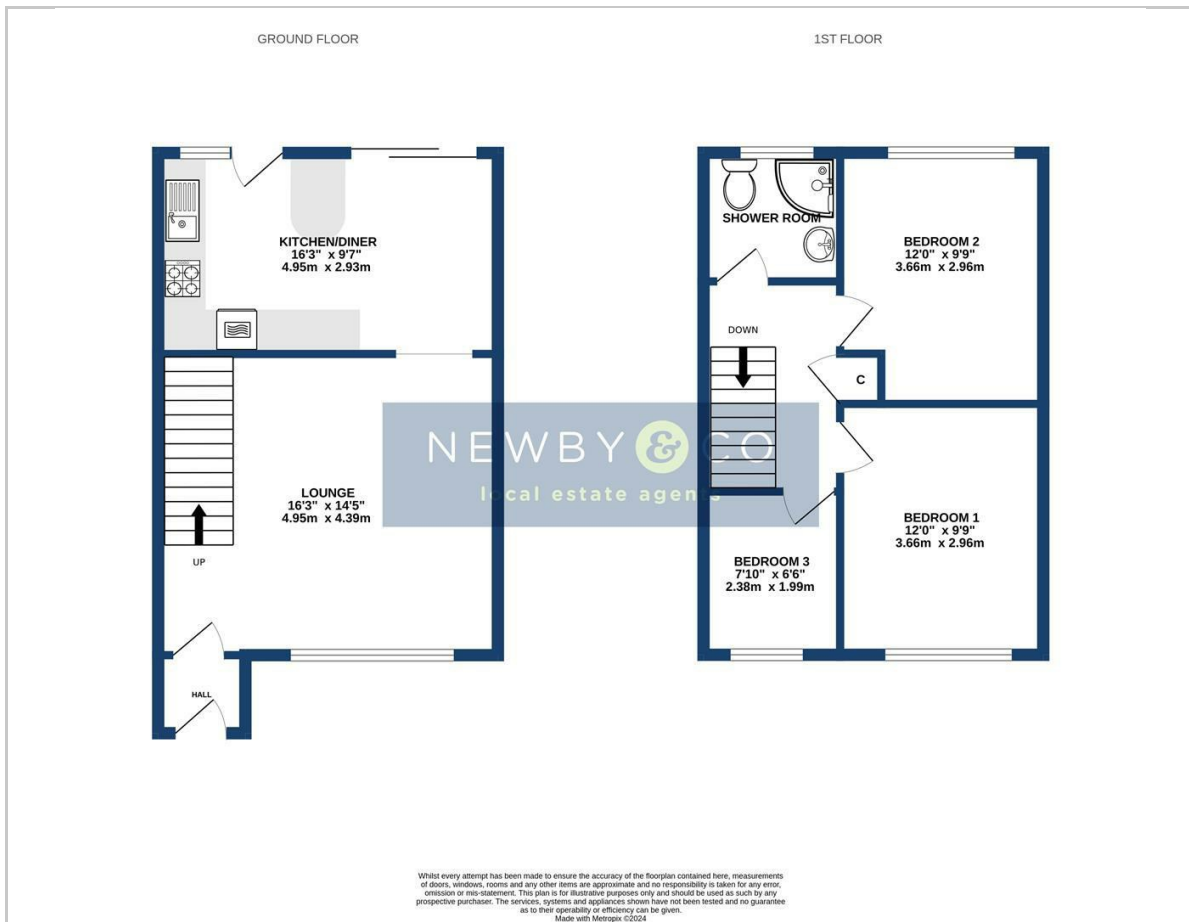
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan



## Viewing

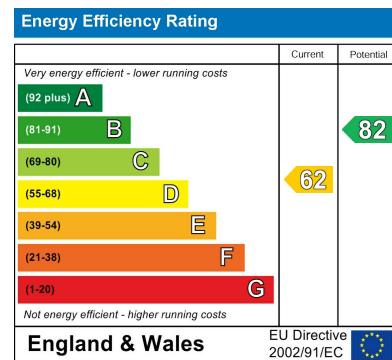
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## Area Map



## Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



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local estate agents