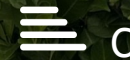




39 Fieldcourt Road  
Groby, LE6 0DG

£265,000





## 39 Fieldcourt Road

Groby, Leicester, LE6 0DG

A traditional well presented 3 bedroom semi detached family home situated in popular and convenient residential cul-de-sac location close to shops, well regarded schools for all ages and really good major road/motorway access. Full gas central heating, UPVC double glazing & pvc fascia. Entrance hall, 24' through lounge-diner, kitchen (oven/hob) cloaks/wc. Landing, 3 good bedrooms and bathroom modern white suite. Gardens to front & 50' rear gardens, driveway and garage. EPC Band C. Freehold. Council Tax band C.

### Entrance Hall

Composite double glazed entrance door with double glazed side panel, stairs to first floor, radiator.

### Lounge-Diner

24'8" x 11'5" (7.54m x 3.50m)

A dual aspect spacious lounge-diner providing ample living and dining space. UPVC double glazed windows to front and rear, two radiators, neutral quality fitted carpet.

### Kitchen

UPVC double glazed single door to side, UPVC double glazed window to rear, vinyl flooring, recessed spotlights, radiator. Fitted with a modern range of white base, drawer & eye level units with chrome handles, work surfaces with upstands, stainless steel sink unit. Built-in electric oven, ceramic hob with stainless steel splashback and extractor hood. Provision for washing machine.

### Cloaks/wc

Wash hand basin, wc.

### First Floor Landing

UPVC double glazed opaque window to side at top of stairs, neutral quality fitted carpet, radiator, access to loft.

### Bedroom One

12'11" x 10'4" (3.94 x 3.17)

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

### Bedroom Two

11'7" x 9'7" (3.55 x 2.93)

UPVC double glazed window to rear, neutral quality fitted carpet, radiator, recessed cupboard.

### Bedroom Three

7'2" x 7'1" (2.19 x 2.17)

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

### Bathroom

7'7" x 5'6" (2.33 x 1.69)

UPVC double glazed opaque window, chrome heated towel rail, waterproof wallboarding, panelled bath with mains twin head shower over, glass screen, vanity wash hand basin.

### Separate wc

UPVC double glazed opaque window.

### Outside

The front of the property there is a garden area with bushes and a driveway which continues to the side of the property behind double timber gates leading to single detached sectional garage.

The rear garden approx 50' has patio, lawn & fully fenced boundaries, timber shed.

### 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)

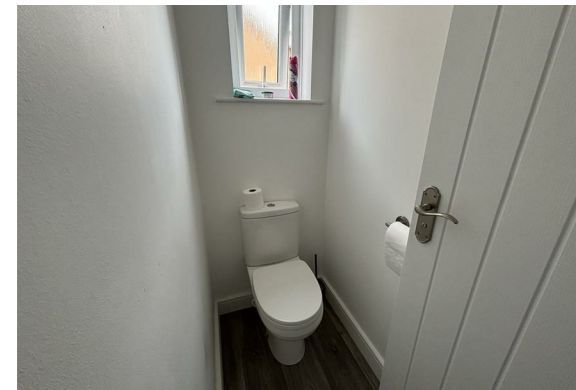
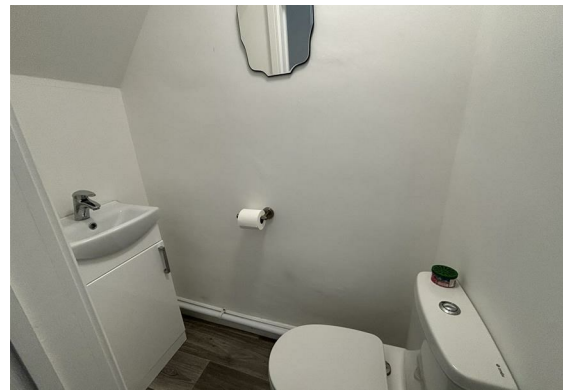
This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

It has a Council Tax Band of C which means a charge of £1974.09 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.

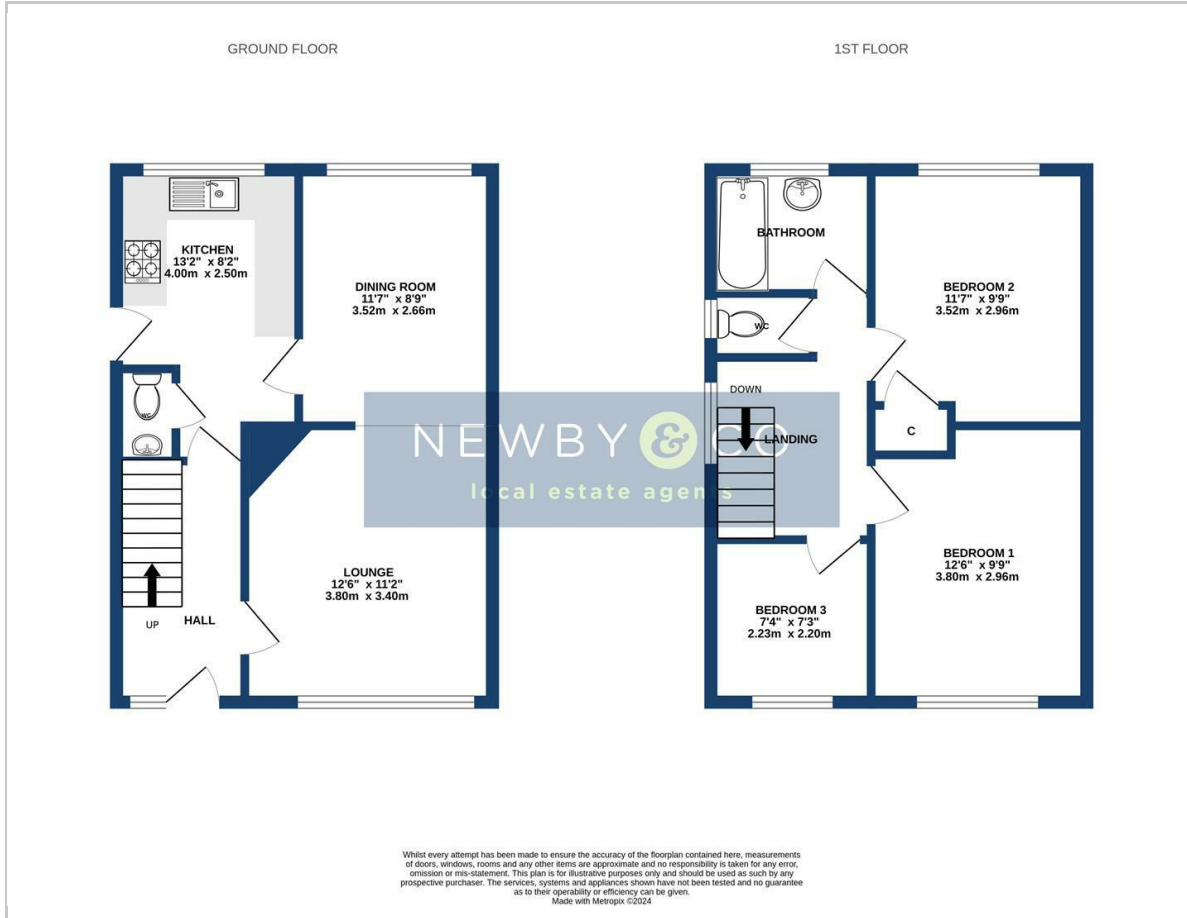
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan

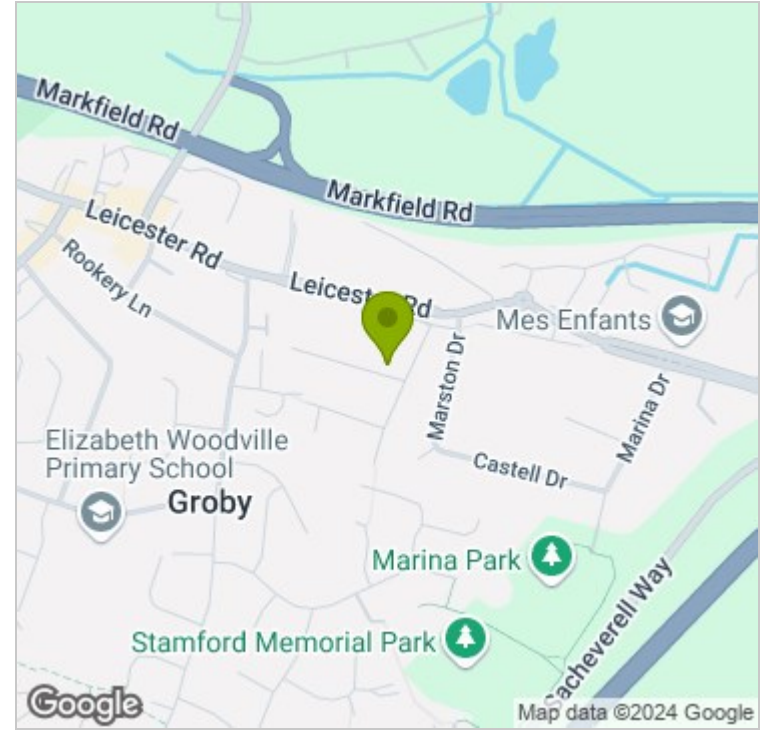


## Viewing

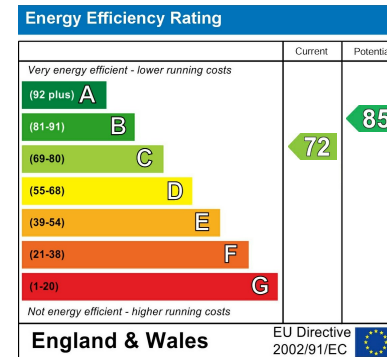
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



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