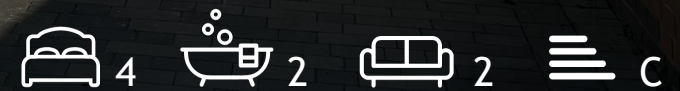




10 Anstey Lane  
Groby, LE6 0DA

£375,000



# 10 Anstey Lane

## Groby, Leicester, LE6 ODA

A traditional bay fronted extended three storey semi-detached family home offering tremendous accommodation with 4 bedrooms and two bathrooms. Situated in one of the most sought after non-estate residential addresses in the area, this fully modernised property benefits from full gas central heating (new combi boiler 2024), is fully UPVC double glazed, new roof, pvc fascia and is well presented throughout. On the ground floor there is an entrance hall, lounge, sitting room open into living-kitchen with range cooker, quartz worktops and further appliances, utility room, cloaks/wc. Upstairs, landing, 3 bedrooms, bathroom and a further bedroom and shower room on the top floor. Driveway for 2 cars side-by-side to front, 100' rear garden with entertaining area & bar. Close to excellent schools for all ages, open countryside, major road links including A50, A46 and M1/M69 motorways. Early viewing highly recommended! Freehold. Council Tax Band C

### Entrance Hall

A delightful welcoming entrance hall with space for cloaks etc. Double glazed composite entrance door, UPVC double glazed window at stair turn, stairs to first floor, under-stairs meter cupboard, radiator.

### Lounge

11'9" x 10'10" (3.60 x 3.32)

A cosy living room which is tastefully decorated (as is this complete property) UPVC double glazed bay window to front, radiator, laminate flooring, log burner. Fitted shelving in the alcoves either side of the chimney breast.

### Sitting Room

11'1" x 9'10" (3.40m x 3.00m)

Open through into the kitchen this room provides a second reception room. Neutral fitted carpet, radiator, fitted base level cabinet and 9 shelving alcoves either side of the chimney breast.

### Superb Fitted Kitchen

18'4" x 9'2" (5.60m x 2.80m)

A superb fitted kitchen with integrated appliances and ample space for table and chairs. UPVC double glazed bi-fold doors & UPVC double glazed window to rear, two skylights, tiled flooring, two radiators. Fitted with a sleek modern range of base, drawer & tall full height larder units, quartz work surfaces, double bowl stainless steel sink unit with mixer taps. Range cooker included in the sale, integrated dishwasher, fridge/freezer. Breakfast bar, spotlights to ceiling.

### Utility Room

UPVC double glazed door to side, stainless steel sink unit, base, eye level and tall larder units, provision for washing machine, additional space for tumble dryer, wall mounted combination boiler.

### Cloaks/wc

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

### First Floor Landing

UPVC double glazed window to side, fitted carpet.

### Bedroom One

10'8" x 10'6" (3.26 x 3.22)

A good sized double bedroom which is tastefully decorated (as are all of the bedrooms and bathrooms) UPVC double glazed window to rear, fitted carpet, radiator, two sets of built in wardrobes, 6 alcoves for storage baskets.

### Bedroom Two

10'9" x 10'4" (3.30 x 3.17)

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

### Bedroom Three

7'9" x 6'9" (2.37 x 2.07)

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

### Bathroom

UPVC double glazed opaque window, half-tiled walls, chrome heated towel rail, vinyl flooring, tub bath with shower attachment, fully tiled separate shower cubicle with twinhead shower including mains rain shower, wash hand basin, wc.

### Second Landing

On the top floor a second landing leads to Bedroom 4 & Shower Room

### Bedroom Four

13'10" x 13'2" max (4.23 x 4.02 max)

A good sized L-shaped bedroom on the top floor. UPVC double glazed window to rear, fitted carpet, radiator.

### Shower Room

On the top floor the shower room serves Bedroom Four making the top floor an ideal guest suite. UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, spotlights to ceiling, shower cubicle with mains rain shower, wash hand basin, wc.

### Outside

The front of the property has a driveway providing parking for 2 cars side by side. A roller shutter door to the side allows access to good storage area ideal for motorbike, tools etc.

The 100' long rear garden has a number of sections including a social entertaining area. Paved patio, decking area, fully enclosed bar/kitchen.

At the very bottom of the garden there is a brick built store with light & power.

### 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))

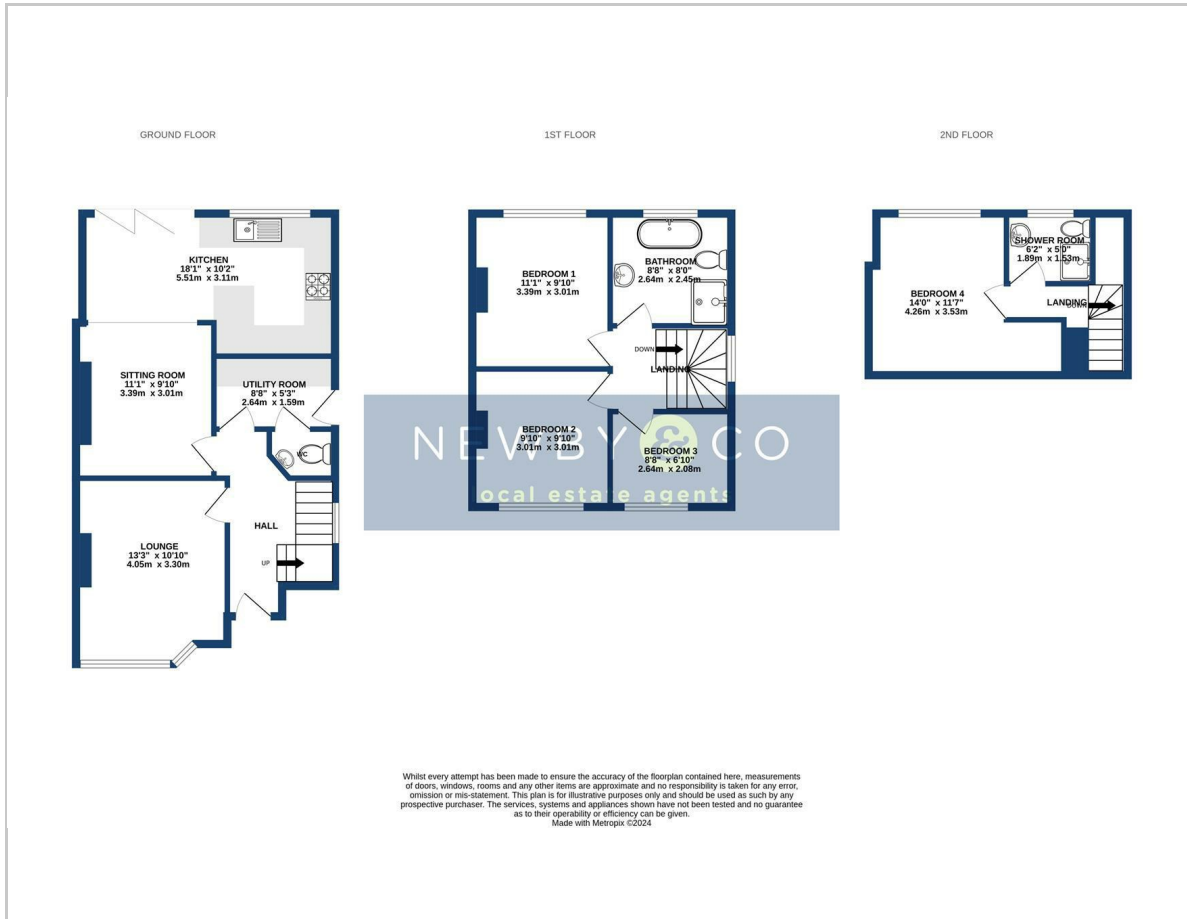
It has a Council Tax Band of C which means a charge of £1974.09 for tax year ending March 2025

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

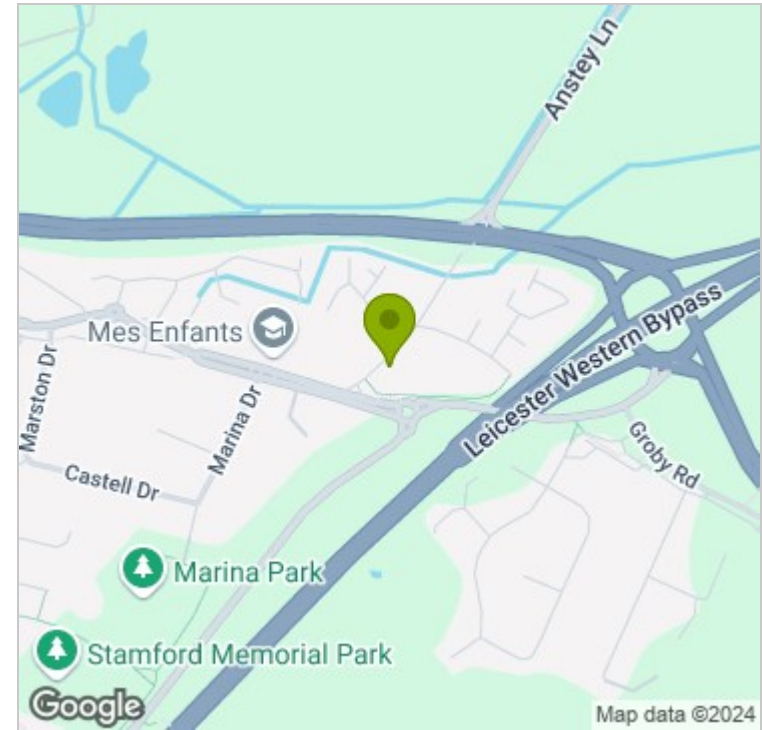


## Viewing

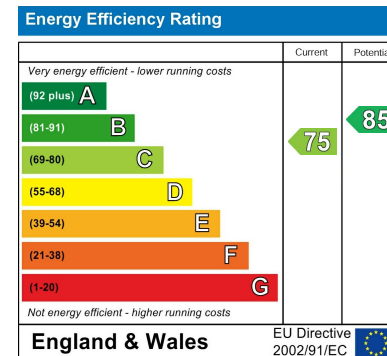
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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