



472b Groby Road  
Near Glenfield Hospital, LE3 9QD

£425,000



## 472b Groby Road

Near Glenfield Hospital, Leicester,

A much improved, spacious 3 bedroom, two bathroom detached bungalow standing on a terrific plot with double garage and mature gardens, situated in a select development of just 5 similar bungalows close to Glenfield General Hospital and County Hall. The property benefits from full gas central heating (Combi boiler 5 years old) UPVC double glazed replacement windows, cavity wall insulation, redecorated throughout. The spacious accommodation comprises entrance hall, 19' lounge, dining room, 14' breakfast-kitchen with appliances, utility room, cloaks/wc, 3 good sized bedrooms, en-suite & main shower room. Lean-to plus two large workrooms. Gardens to front and rear, driveway for two cars side by side in front of double garage. Freehold. Council tax band E

### Entrance Hall

Cloaks cupboard, two radiators.

### Lounge

18'9" x 11'8" (5.74 x 3.56)

UPVC double glazed window to side, two radiators, open grate fireplace, UPVC French doors to rear.

### Dining Room

11'8" x 8'0" (3.56 x 2.44)

UPVC double glazed window to rear, radiator, coving to ceiling.

### Kitchen-Diner

14'7" x 11'6" (4.47 x 3.51)

Two UPVC double glazed windows to front, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit. Built-in electric double oven, gas hob with extractor hood. Integrated dishwasher & fridge.

### Utility Room

Double glazed door, vinyl flooring, radiator, eye level units, provision for washing machine, wall mounted combi boiler, extractor fan.

### Cloaks/wc

Wash hand basin, wc, extractor fan.

### Bedroom One

16'9" x 12'0" (5.11 x 3.66)

UPVC double glazed bay window to front, two UPVC double glazed windows on either side, fitted carpet, coving to ceiling, radiator, built-in wardrobes.

### En-suite Shower Room

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, fully tiled walls, extractor fan. Walk-in shower enclosure, vanity wash hand basin, wc.

### Bedroom Two

11'10" x 10'0" (3.61 x 3.05)

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

### Bedroom Three

11'8" x 10'5" (3.56 x 3.20)

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

### Shower Room

10'2" x 6'3" (3.10 x 1.91)

UPVC double glazed opaque window to side, heated towel rail, tiled flooring, waterproof wallboarding, extractor fan, walk-in shower enclosure with mains shower over, pedestal wash hand basin, wc.

### Outside

The front of the property has garden area, driveway leading to double detached brick built garage.

The rear garden has paved patio, lawn, decked area, large shed, timber/glazed outbuildings (19'4 x 9'4), fully fenced boundaries.

### Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

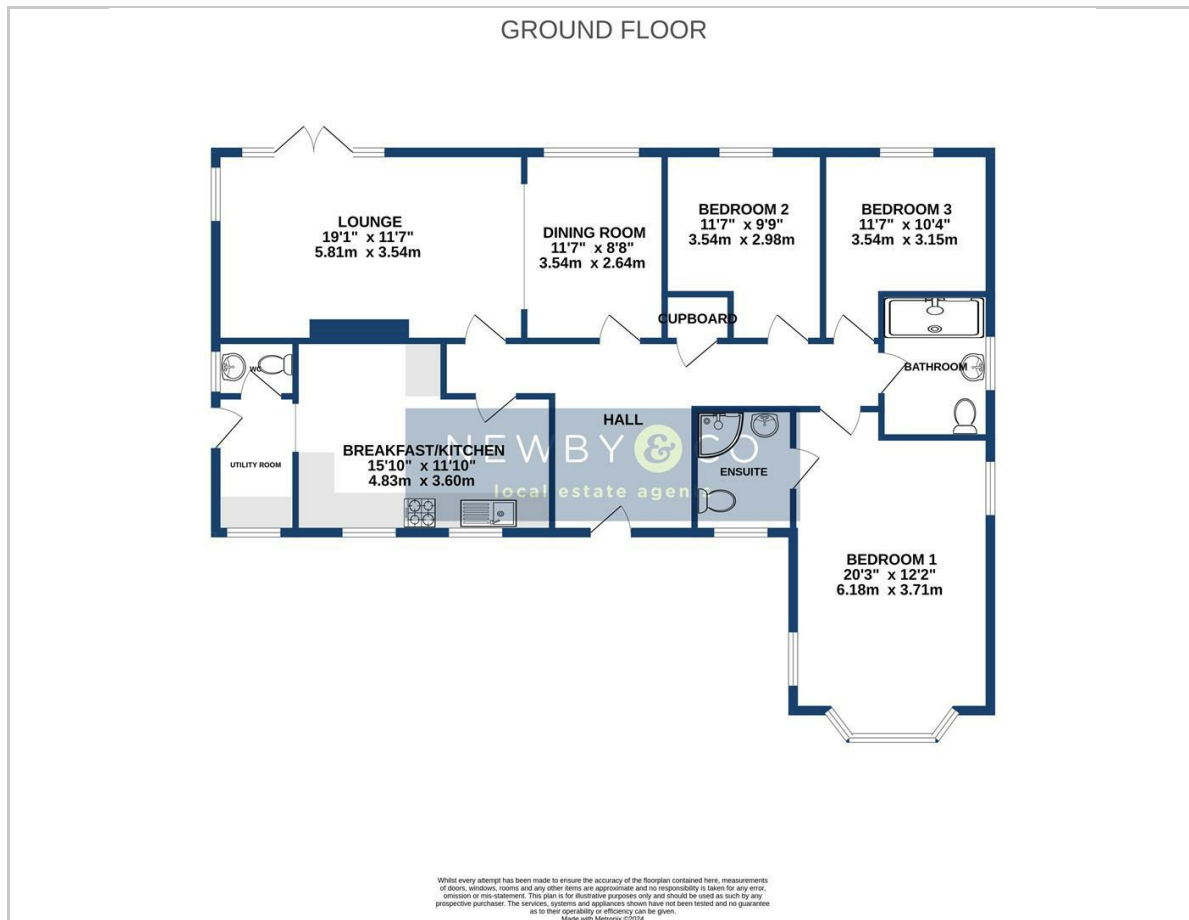
It has a Council Tax Band of E which means a charge of £2801.96 for tax year ending March 2025

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

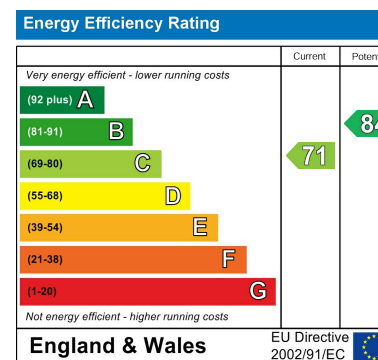
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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