



19 Anstey Lane
Groby, LE6 0DA

£280,000



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Groby, Leicester, LE6 0DA

Well presented 2 bedroom detached bungalow in popular non-estate residential location close to excellent amenities including shops, schools, open countryside & major road links. The property benefits from full gas central heating, UPVC double glazing, full gas central heating, pvc fascia, alarm. The accommodation briefly comprises of entrance hall, triple aspect lounge-diner, modern fitted kitchen (oven/hob), 2 double bedrooms (wardrobes to bed 1), modern fitted shower room. Corner plot, gardens to front & rear, driveway for 2 cars, integral garage. Offered for sale with immediate vacant possession - No Upward Chain! Freehold. Council Tax band D.

Porch

UPVC double glazed entrance door.

Entrance Hall

Glazed inner door, fitted carpet, radiator.

Lounge-Diner

18'0" x 16'3" (5.50 x 4.96)

A bright and airy triple aspect living room with ample space for a table and chairs. Two UPVC double glazed windows (one to each side), two radiators, gas fire set in attractive stone fireplace, coving to ceiling, UPVC double glazed French doors opening out to rear gardens.

Kitchen

8'7" x 7'9" (2.63 x 2.38)

UPVC double glazed window to rear, radiator. Fitted with a modern range of base, drawer & eye level level units with chrome handles, work surfaces with attractive "London" style tiled surrounds, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric oven, induction hob with chimney extractor hood over. Carpet tiles to floor.

Bedroom One

10'5" x 9'2" (3.20 x 2.80)

A generous double bedroom. UPVC double glazed window to side, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

10'7" x 8'1" (3.25 x 2.48)

Another good sized bedroom. UPVC double glazed window to front, fitted carpet, radiator.

Shower Room

UPVC double glazed opaque window, chrome heated towel rail, fully tiled walls, walk-in shower enclosure with mains shower and glass screen, pedestal wash hand basin, wc.

Outside

The front of the property has a walled garden comprising of lawn, shrubs, young tree.

The block paved driveway provides hard standing for two cars in tandem in front of the garage

The rear garden has paved patio, lawn, shed with power, greenhouse, fully fenced & walled boundaries.

Integral Garage

18' x 8' (5.49m x 2.44m)

Integral garage with up & over door, access to loft, central heating boiler, door to side.

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 D which means a charge of £2220.85 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.

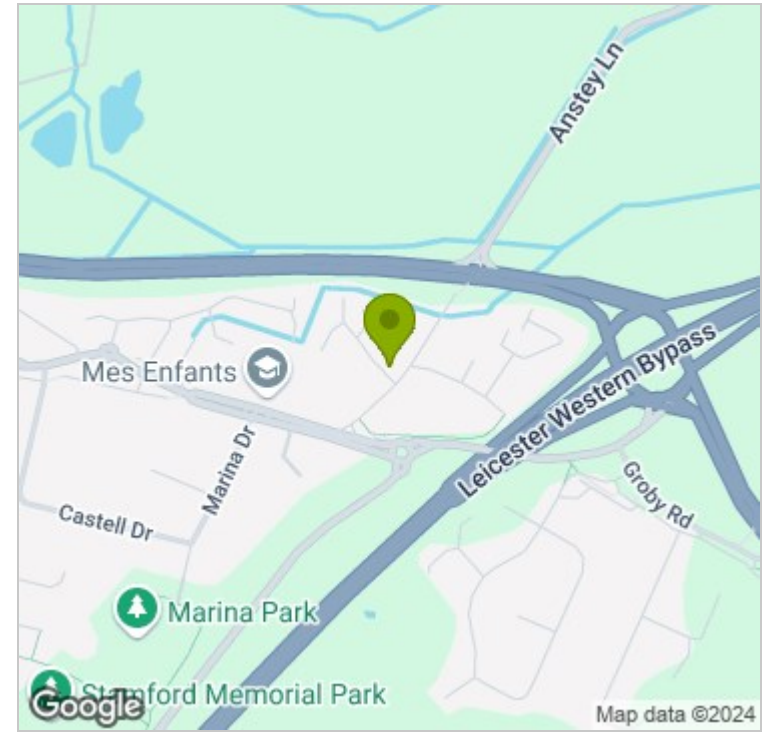
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Area Map



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.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	