

1 Jonathan Close  
Groby, LE6 0DH

£295,000





# 1 Jonathan Close

Groby, Leicester, LE6 0DH

A traditional (1961) extended 3 bed semi-detached family home situated in popular residential location. This spacious property has full gas central heating, UPVC double glazing, pvc fascia, seamless gutters and is offered with no upward chain. On the ground floor there is an entrance hall, 22' lounge, extended sitting room, kitchen & downstairs wetroom. Upstairs, landing, 3 bedrooms, bathroom with shower over bath. Driveway for 3 cars including car port, garage & workshop, 60' rear gardens. Close to excellent schools, Marina Park, major road links including A50, A46 and M1/M69 motorways. Freehold. Council Tax band C

## Porch

Aluminium double glazed sliding entrance door.

## Entrance Hall

Timber/glazed inner door, stairs to first floor, original oak solid wood flooring, radiator.

## Lounge

22'2" x 11'2" (6.77m x 3.41m)

A particularly spacious main living room. UPVC double glazed window to front, two radiators, fitted carpet, Art Deco open grate fireplace.

## Sitting Room

14'3" x 13'10" (4.35m x 4.23m)

An extension to the original house providing a good sized second reception room. Aluminium double glazed sliding patio doors to rear, two radiators.

## Kitchen

12'2" x 7'10" (3.72m x 2.40m)

UPVC double glazed window to side, tiled flooring, fully tiled walls, fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit. Built-in electric fan assisted oven, gas hob. Radiator, pantry store.

## Rear Lobby

UPVC double glazed door, Worcester boiler.

## Wetroom

UPVC double glazed opaque window, fully tiled walls, electric shower, wash hand basin, wc, radiator.

## First Floor Landing

### Bedroom One

11'10" x 11'2" (3.63 x 3.42)

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

### Bedroom Two

11'2" x 9'10" (3.41 x 3.02)

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

### Bedroom Three

7'11" x 7'11" (2.43 x 2.43)

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

## Bathroom

7'10" x 5'10" (2.41 x 1.80)

UPVC double glazed opaque window to rear, radiator, panelled bath, electric shower over, pedestal wash hand basin, wc.

## Outside

4.5 x 2.4

The front of the property is devoted mainly to hardstanding providing a driveway for 3/4 cars including under the carport leading to brick built garage (16'4 x 12'9) & attached workshop (14'9 x 7'10) with rear door and two UPVC double glazed windows.

The private rear garden is about 60' long with paved patio, lawn, borders, fully fenced boundaries.

## 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.

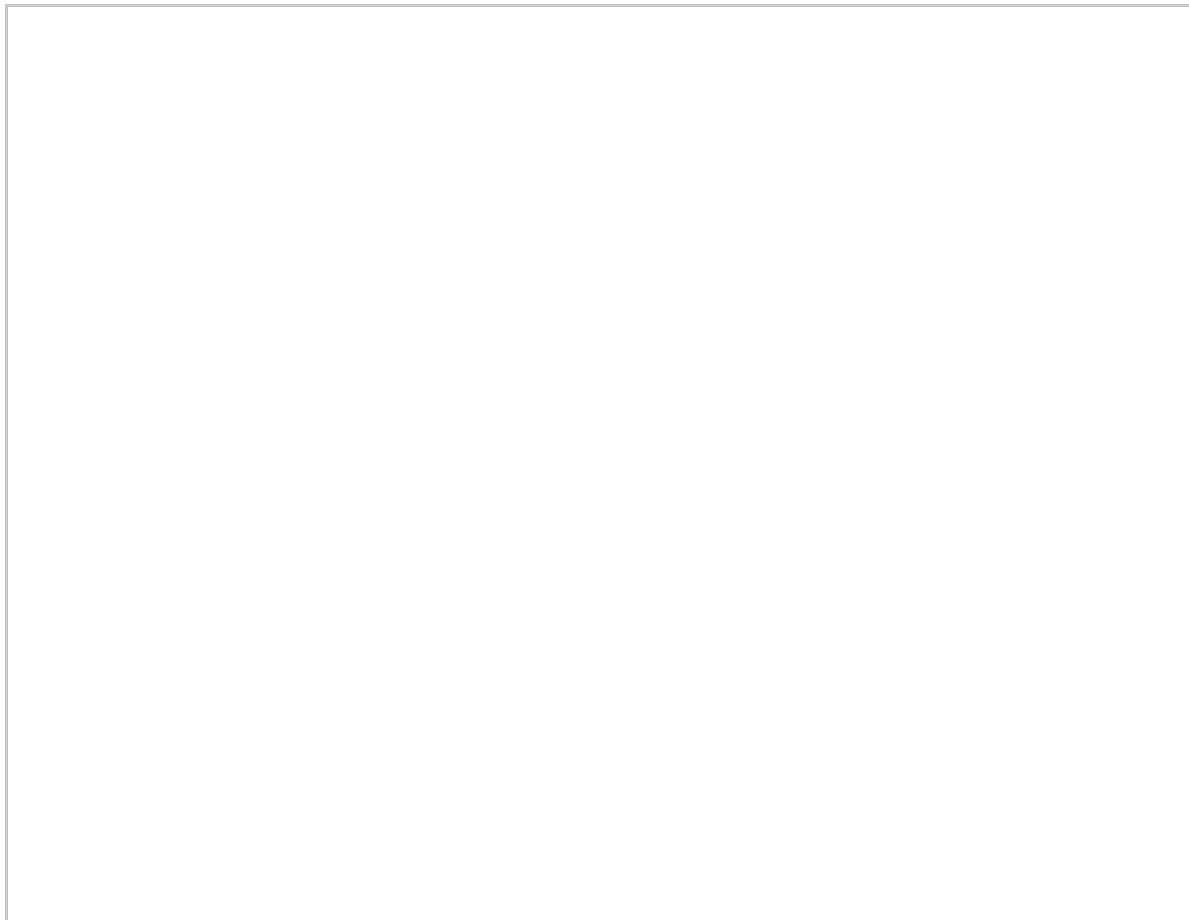
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



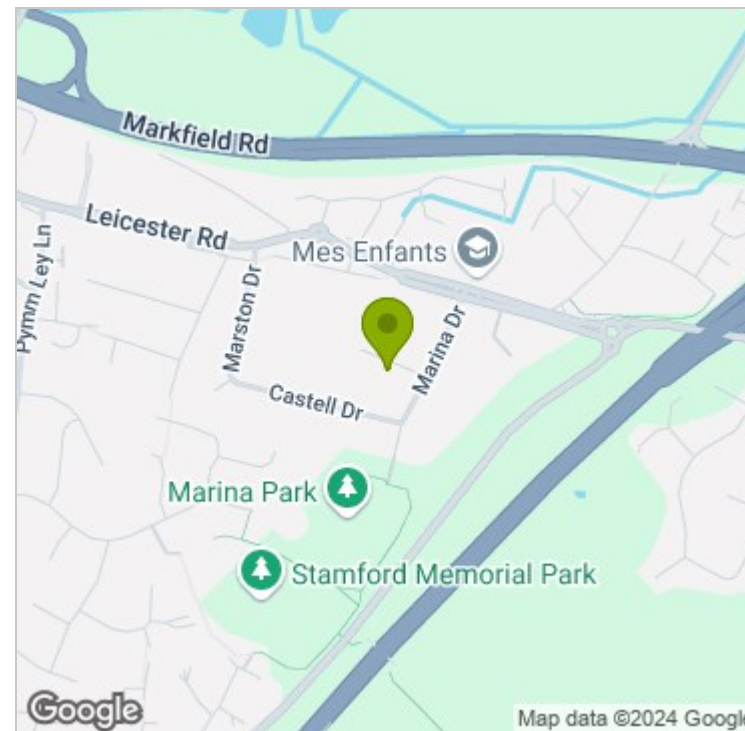




## Floor Plan



## 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.

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## Energy Efficiency Graph

