



39 Groby Road  
Near Woodgate, LE3 9ED

£240,000



## 39 Groby Road

Near Woodgate, Leicester, LE3

A well proportioned traditional 2 bedroom end town house in popular residential location on the edge of the city and close to excellent schools and amenities. The property benefits from full gas central heating (new combi boiler January 2025), UPVC double glazing, modern fitted kitchen with oven/hob and white bathroom suite. The accommodation briefly comprises on ground floor, porch, decent sized lounge, 15' fitted kitchen-diner. Upstairs, landing, 2 bedrooms, bathroom with white suite. Off road parking & gardens. Potential for further extension subject to usual consent. Offered for sale with immediate vacant possession - no upward chain! Freehold. Council tax band A

### Porch

Double glazed sliding doors.

### Lounge

15'7" x 13'5" (4.75m x 4.10m)

A decent sized living room with a brand new fitted carpet. UPVC double glazed bay window to front, radiator, fitted carpet, gas fire set in wooden fire place, stairs to first floor, coving to ceiling.

### Kitchen-Diner

15'1" x 14'0" (4.62m x 4.28m)

A spacious kitchen-diner with UPVC double glazed French doors to rear. UPVC double glazed window to side, laminate flooring, radiator. Fitted with a range of modern base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer taps. Built-in stainless steel electric oven, gas hob with extractor hood.

### Potential Utility Room

7'8" x 5'4" (2.36m x 1.64m)

This is currently of single brick construction. With some improvements to insulation and flooring this could potentially be made into a useful utility room. Window and door, radiator, Ideal Instinct combination boiler (installed 29/1/25)

### First Floor Landing

UPVC double glazed window to side, fitted carpet, radiator, access to loft.

### Bedroom One

15'5" x 13'9" (4.72m x 4.20m)

A really generously sized main bedroom. Two UPVC double glazed windows to front, one of which being a bay window to match that of the lounge below, radiator, newly fitted carpet, coving to ceiling.

### Bedroom Two

11'9" x 9'2" (3.60m x 2.80m)

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

### Bathroom

8'8" x 5'10" (2.66m x 1.78m)

UPVC double glazed opaque window to rear, radiator, vinyl flooring, mainly tiled walls, spotlights to ceiling, coving to ceiling. Fitted with a white suite comprising of panelled bath, pedestal wash hand basin, wc.

### Outside

To the front of the property is a mainly gravelled garden with walled boundaries and standing for a car.

The rear gardens are approx 40' and are laid mostly to lawn, walled & fenced boundaries.

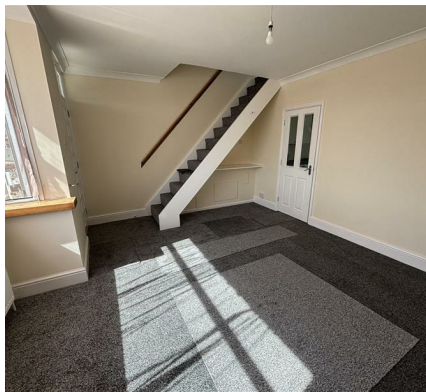
### Local Authority & Council Tax Information LCC

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

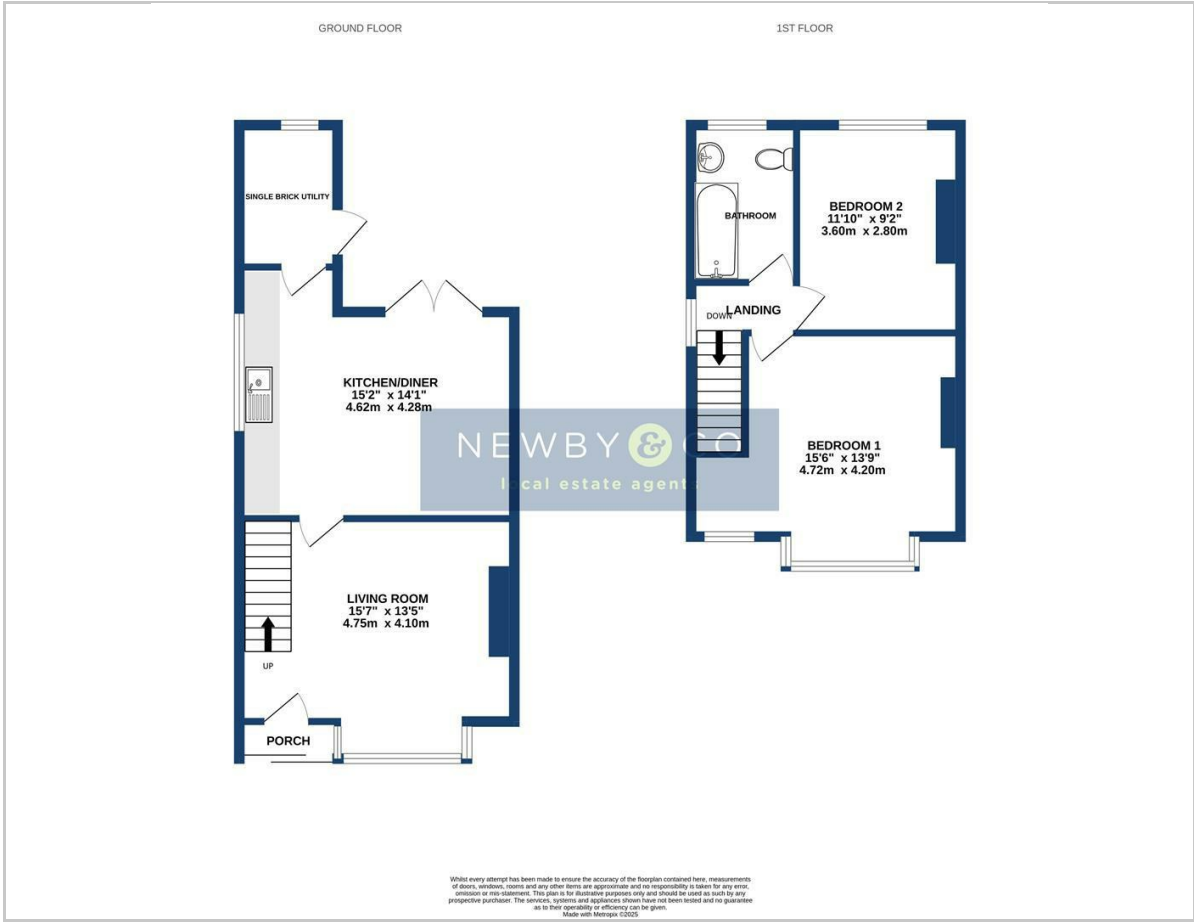
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

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

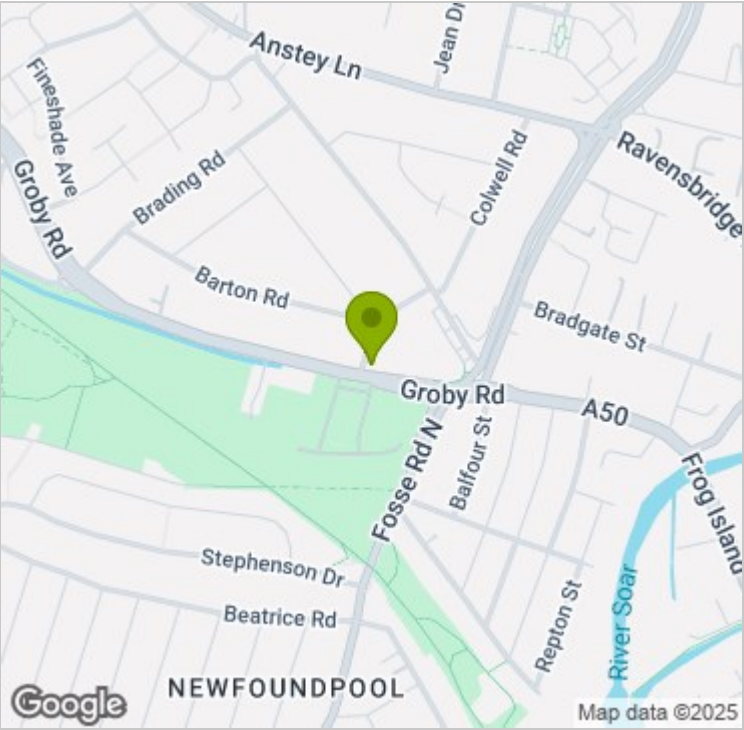


Viewing

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

