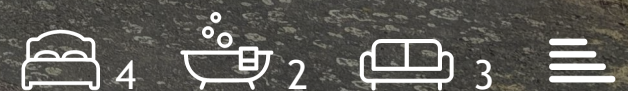




31 Laundon Close
Groby, LE6 0YZ

£425,000



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Groby, Leicester, LE6 0YZ

A beautifully presented 4 bed detached family home situated on a corner plot of a cul-de-sac in popular residential area. This lovely property has generous extended accommodation on both floors and benefits from full gas central heating (boiler 2015 & serviced annually), UPVC double glazing, pvc fascia and cavity wall insulation. On the ground floor there is a hall, cloaks/wc, lounge, dining room, conservatory, superb kitchen-diner with quality appliances, utility/office space. Upstairs, landing, 4 good sized bedrooms (2 with fitted wardrobes), en-suite shower room, bathroom with modern suite. Driveway for 2 cars to front, private well kept rear garden. Groby is well known for excellent schools, open countryside, major road links including A50, A46 and M1/M69 motorways. Early viewing highly recommended! Freehold. Council Tax Band D

Entrance Hall

A welcoming entrance to this delightful property. Composite double glazed entrance door, fitted carpet, radiator.

Cloaks/wc

A recently remodelled modern downstairs toilet. Heated towel rail, wash hand basin, wc, spotlights to ceiling, tiled floor and walls.

Lounge

15'8" x 15'7" (4.80m x 4.75m)

A bright and airy main reception room, this spacious living room is, like the rest of the property, tastefully decorated and has attractive illuminated storage/display cabinets. UPVC double glazed window to front, two radiators, fitted carpet, dimmable spotlights, electric fire set in marble fireplace with wooden surround, ornate cornice, stairs to first floor.

Dining Room

12'9" x 8'2" (3.90m x 2.50m)

UPVC double glazed French doors to conservatory, under-stairs storage cupboard, fitted carpet.

Conservatory

9'11" x 9'2" (3.03m x 2.80m)

UPVC double glazed conservatory with brick base, polycarbonate apex roof, French doors, laminate flooring.

Kitchen

15'5" x 11'1" (4.70m x 3.40m)

This fabulous room steals the show of the well presented ground floor accommodation. UPVC double glazed single door to side, two UPVC double glazed windows to rear. Fitted with a modern, hard wearing Quick Step vinyl flooring, recessed spotlights, radiator. Fitted with a range of modern soft close base, drawer & eye level units, display cabinets, work surfaces with upstands and under unit LED lights, central island with more storage under, one a half bowl stainless steel sink unit with mixer tap. The high quality integrated appliances include a built-in self-clean, electric fan assisted oven, gas hob with extractor hood, integrated dishwasher, microwave.

Utility Room/Office

19'7" x 7'6" (5.98m x 2.30m)

A dual purpose room which provides ample space for white goods and also space which could be utilised as a work from home space, playroom or similar. UPVC double glazed window to front, Quick Step flooring, two radiators, provision and space for washing machine/dishwasher, tall fridge/freezer.

First Floor: Landing

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

Bedroom One

15'9" x 9'11" (4.82m x 3.03m)

A really generously sized master bedroom with a wealth of fitted wardrobes and an en-suite shower room. Two UPVC double glazed windows to rear, fitted carpet, radiator, built-in wardrobes.

En-suite Shower Room

UPVC double glazed window, chrome heated towel rail, laminate flooring, fully tiled walls, spotlights to ceiling, extractor fan, walk-in shower enclosure with mains shower, pedestal wash hand basin, wc.

Bedroom Two

12'2" x 7'0" (3.73m x 2.14m)

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

Bedroom Three

8'9" x 8'9" (2.67m x 2.67m)

UPVC double glazed window to front, radiator, built-in wardrobes.

Bedroom Four

8'9" x 6'8" (2.67m x 2.04m)

Two UPVC double glazed window to front, radiator, laminate flooring.

Family Bathroom

9'1" x 7'1" (2.78m x 2.16m)

A good sized, well appointed family bathroom. UPVC double glazed opaque window, chrome heated towel rail, laminate flooring, mainly tiled walls, spotlights to ceiling, extractor fan, panelled spa bath, separate shower cubicle with mains shower, vanity wash hand basin, wc.

Outside

The property stands on a generous corner plot which is well defined by walled boundaries and wooden posts with a chain link.

To the front of the property there is an attractive block paved driveway which provides parking for 3 cars side by side.

The extremely private and well kept rear garden has a number of paved patio areas, well kept lawns, security lighting, laurel bushes, trees, two sheds, external water tap, fully fenced and walled 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)

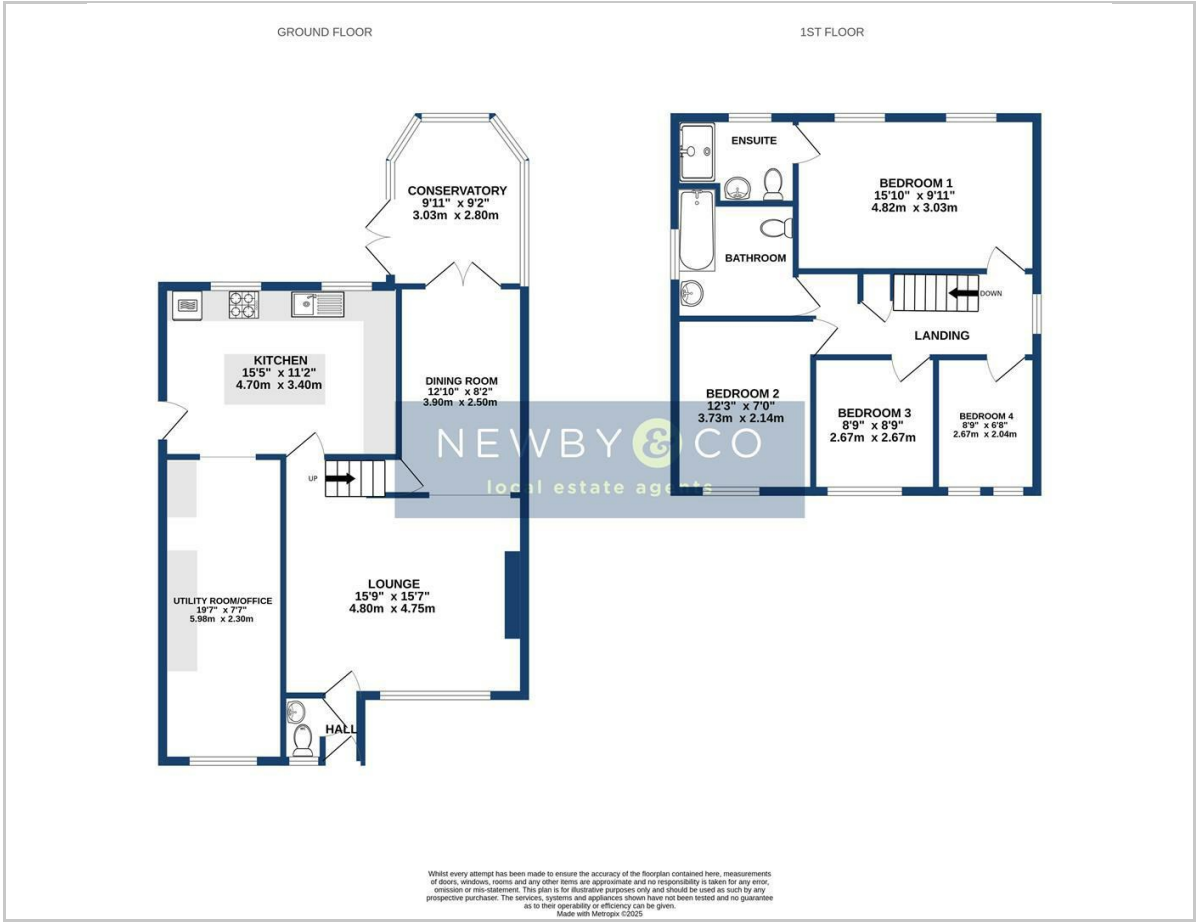
It has a Council Tax Band of D which means a charge of £2,341.63 for tax year ending March 2026

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



Floor Plan

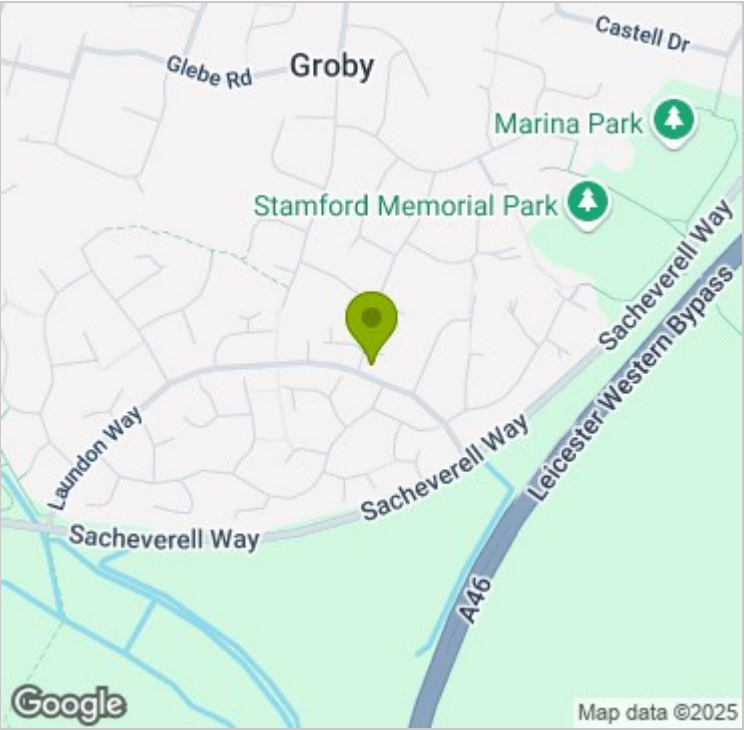


Viewing

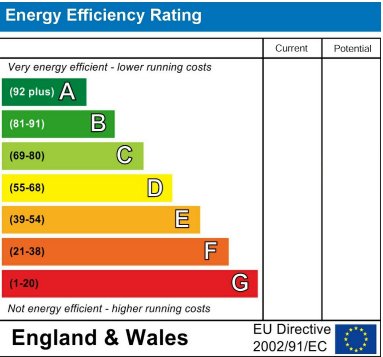
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

