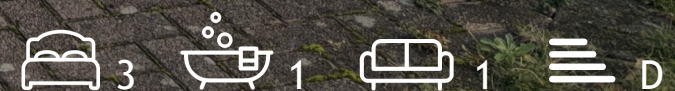




21 Meadow Way
Groby, LE6 0EY

£295,000



21 Meadow Way

Groby, Leicester, LE6 0EY

A generously proportioned 3 bedroom detached bungalow in popular 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, otherwise is in need of some modernisation and improvement which is taken into consideration with the price. The accommodation briefly comprises of porch, hall, lounge-diner, breakfast-kitchen, 3 bedrooms, shower room. Driveway & garage, gardens to front & rear with open aspect to the rear. Offered for sale with immediate vacant possession - No Upward Chain! Freehold. Council Tax band D.

Porch

UPVC double glazed entrance door.

Entrance Hall

Glazed innder door, cloaks cupboard, radiator.

Cloaks/wc

Wash hand basin, wc, Worcester combination boiler.

Lounge-Diner

23'5" x 12'2" (7.16 x 3.71)

UPVC double glazed window to front and side, two radiators, Valor home flame gas fire.

Kitchen

13'5" x 10'2" (4.10 x 3.10)

UPVC double glazed window to side, fitted with a range of base, drawer and eye level units, work surfaces, stainless steel sink unit. Radiator.

Side Lobby

Timber door to side.

Lobby

Airing cupboard with small radiator.

Bedroom One

12'4" x 10'6" (3.78 x 3.22)

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

Bedroom Two

12'5" x 8'5" (3.81 x 2.57)

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

Bedroom Three

9'5" x 6'5" (2.89 x 1.97)

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

Bathroom

8'3" x 6'9" (2.54 x 2.06)

UPVC double glazed opaque window, chrome heated towel rail, fully tiled walls, shower cubicle with electric shower, pedestal wash hand basin, wc, access to loft.

Outside

The front of the property has block paved driveway providing parking for 2 cars leading to single integral garage (18'7 x 9') with up & over door, light & power.

The rear garden has patio, lawn, external water tap, power socket, open aspect to playing fields.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

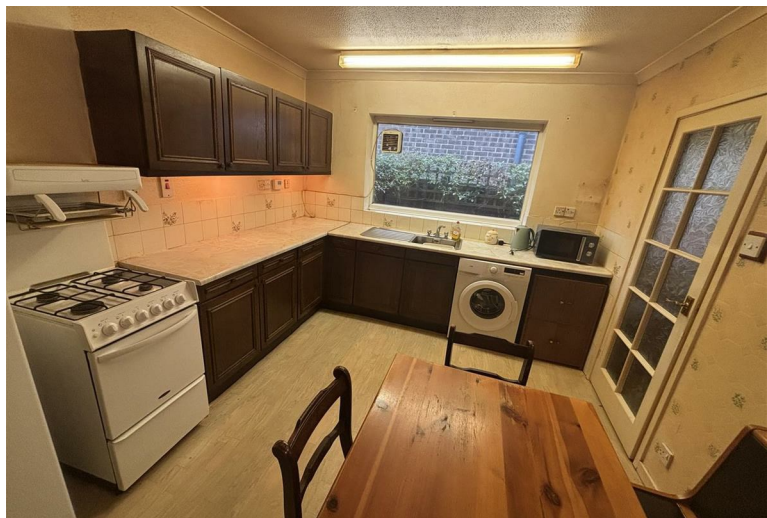
It has a Council Tax Band of D which means a charge of £2341.63 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

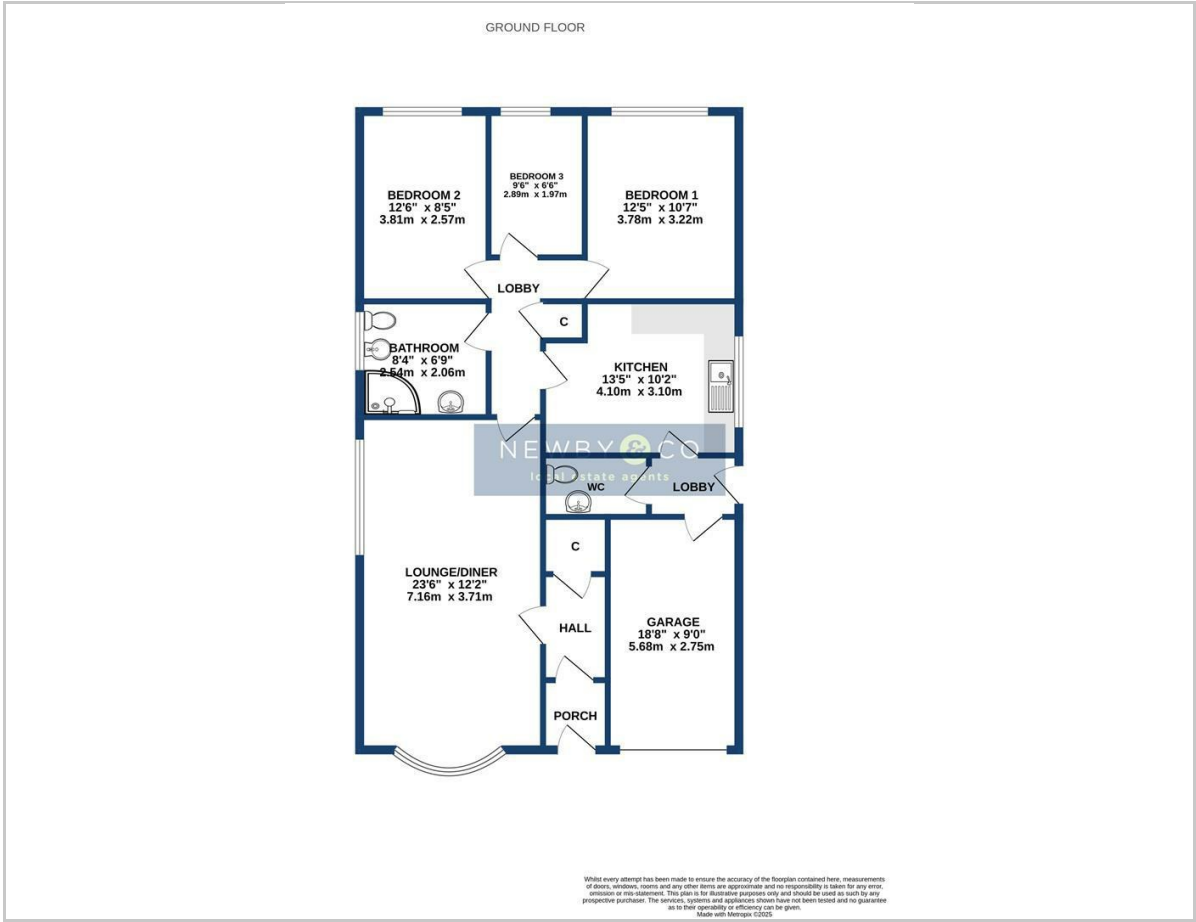
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

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. 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.



Floor Plan



Viewing

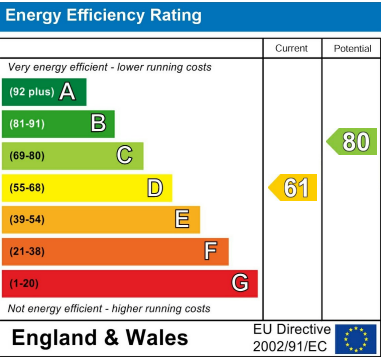
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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