



**JUDGE**  
ESTATE AGENTS  
**FOR SALE**  
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6 CEDAR COURT, GROBY, LEICESTER, LE6 0ET

OFFERS OVER  
£299,950

# 6 CEDAR COURT, GROBY, LEICESTER, LE6 0ET

## £299,950 FREEHOLD



### ENTRANCE PORCH

There is a door to:

### ENTRANCE HALL

Having a radiator, fitted cupboard and doors to:

### LIVING/DINING ROOM

19'5 x 13'

Benefiting from a window to the rear aspect, radiator, power points, TV point, Feature fire surround and door to:

### CONSERVATORY

10'2 x 6'9

With windows to the rear and side aspects and a door to the rear garden.

### KITCHEN/BREAKFAST

12'7 x 9'10

Having a range of wall and base units with work surfaces, sink with a mixer tap, plumbing for a washing machine, power points, radiator, Pantry, Window and door to the rear aspect.

### BEDROOM

13'7 x 9'11

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

### BEDROOM

8'10 x 5'4

Comprising a low level WC, Wash hand basin, Bath with a Shower over, Complimentary tiling, Radiator and a Window to the side aspect.

### REAR GARDEN

There are patio, bordered and lawn areas all with a variety of shrubs, plants and trees.

### PARKING

There is off road parking to the front that leads to a Garage.



## GROBY VILLAGE

Groby village is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the East Midlands International Airport at Castle Donington, the A46 Western By-Pass which links Groby with Nottingham in the north and Junction 21 of the M1\M69\M42 major road network in the west for travel north, south and west, and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

## VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

## MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

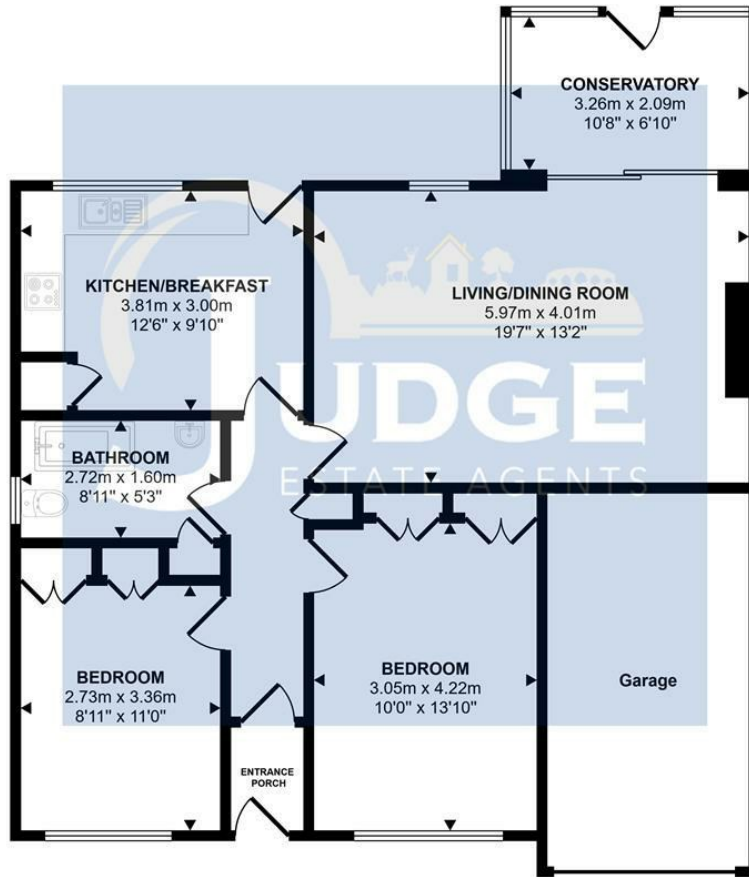
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR

ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area  
95 sq m / 1027 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings strictly by  
appointment via Judge  
Estate Agents

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	52		

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

