

- EXTENDED THREE BED DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- FOUR PIECE BATHROOM SUITE
- PRIME VILLAGE LOCATION

- GENEROUS PLOT
- OPEN PLAN-KITCHEN/LIVING/DINING/LOUNGE
- EXTRA PARKING TO THE REAR
- COUNCIL TAX BAND - C

Asking price £380,000

<https://www.judgeestateagents.co.uk>



This impressive, extended three bedroom detached house resides upon a generous plot and is located within a highly desirable part of this reputable village. This very well presented home enjoys an Entrance Hall, Living Room Area through to an open-plan Kitchen/Dining/Lounge with a door leading to the side porch with access to the Garage and a WC. On the first floor there are three Bedrooms and a four piece Bathroom suite. Outside the property enjoys a nice social garden with off road parking at the front with access to the Garage and further to the rear of the garden there is extra ample off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having a porthole style window to the side aspect, stairs leading to the first floor landing, radiator, under stairs cupboard and access through to:

KITCHEN/DINING AREA

19'6 x 13' (5.94m x 3.96m)

There are wall and base units with work surfaces, breakfast bar, sink with a mixer tap and drainer, Extractor, power points and there is an opening to the Living Room area as well as this room flowing through to:

LOUNGE AREA

19'1 x 11'3 (5.82m x 3.43m)

Benefiting from Bi-Folding doors to the rear aspect, TV point, sky lights and door to:

SIDE PORCH

With plumbing for a washing machine, power points, doors to the front and rear aspects, doors to the Garage and:

WC

Comprising a low level WC.

LIVING ROOM AREA

14'6 x 12'9 (4.42m x 3.89m)

Benefiting from a bay fronted window, power points, TV point and a Feature surround.

FIRST FLOOR LANDING

There is a window to the side aspect and doors to:

BEDROOM

12'11 x 10'10 (3.94m x 3.30m)

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

BEDROOM

12'10 x 11' (3.91m x 3.35m)

Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM

6'9 x 6'5 (2.06m x 1.96m)

Having a window to the front aspect, radiator, power points and porthole style window to the side aspect.





BATHROOM

Comprising a low level WC, Wash hand basin, Free Standing Bath, Walk in Shower, Heated towel rail, Complimentary tiling and a Window to the rear aspect.

REAR GARDEN

A lovely social garden with patio, decked and lawn areas as well as access down to the further parking for large/multiple vehicles. Please note the curb is not dropped for the access to parking at the rear.

PARKING

From the front there is off road parking (Further parking to the rear as mentioned but without a dropped curb) and there is a drive leading to:

GARAGE

19'4 x 9'11 (5.89m x 3.02m)

Benefiting from an up and over door with a window to the side aspect as well as the facilities of both power and lighting.

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.

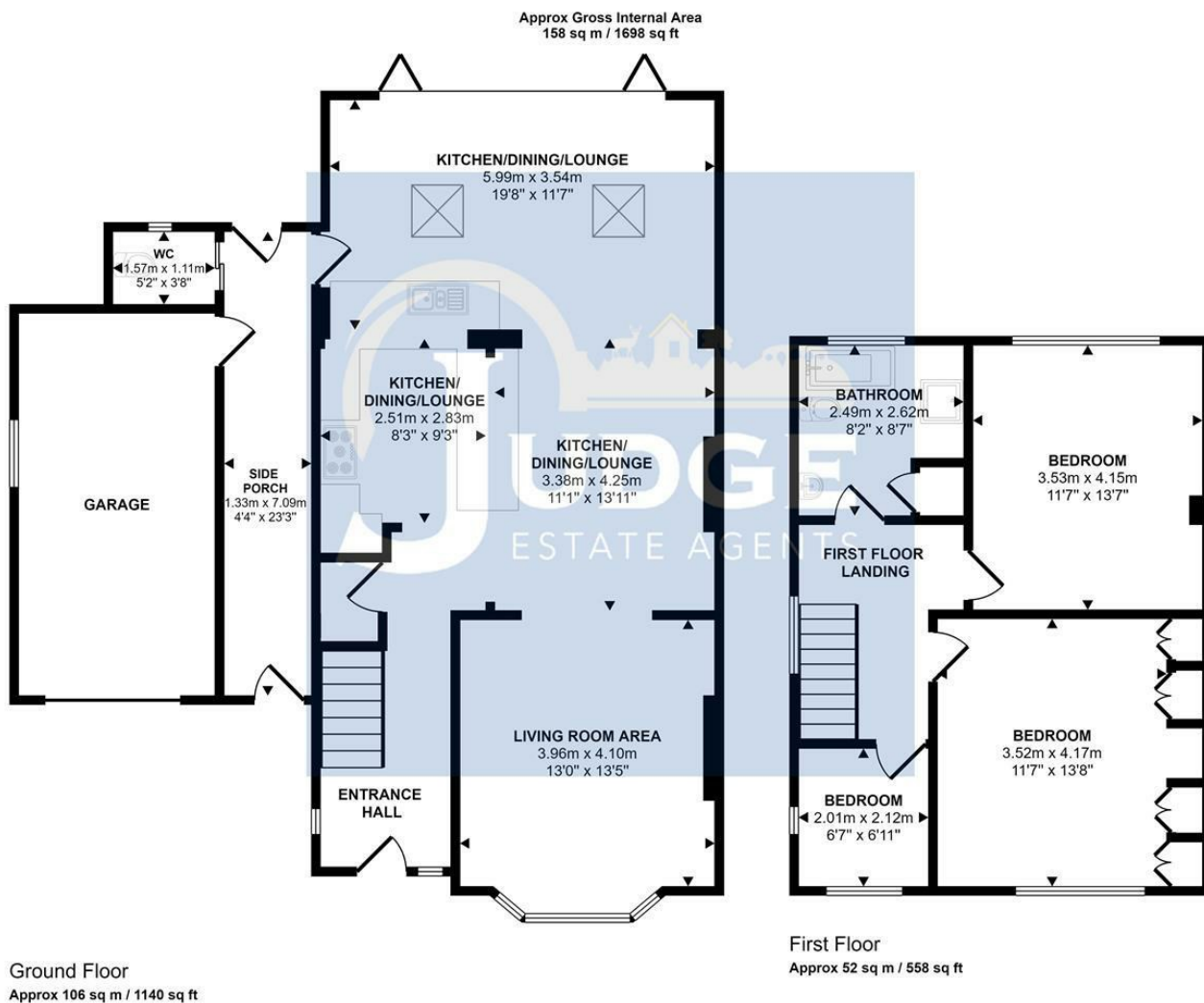
MEASUREMENTS

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.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

