



- TWO BEDROOM THATCHED COTTAGE
- DOUBLE GARAGE
- GATED OFF ROAD PARKING
- CLOSE TO VILLAGE SHOPS AND AMENITIES
- GRADE II LISTED
- CONSERVATORY
- HIGHLY SOUGHT AFTER VILLAGE
- COUNCIL TAX BAND - C

Asking price £235,000

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



This grade II listed thatched cottage is right in the heart of this popular village and appreciates original beams and features within, this charming home also enjoys a cottage garden to rear with gated access driveway that leads to a double garage. Groby has a good range of local shops, schools and is convenient for lovely open countryside and major road links. Internally the property benefits a Living Room, Dining Room Area, Kitchen, Bathroom, Conservatory and the first floor leads to Two Bedrooms. The property is in need of the right purchaser who not only appreciates the age and character of such a home but also the repairs and renovation it will deserve. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

LIVING ROOM

17'6 x 15'2 (5.33m x 4.62m)

Benefiting from power points, feature fire surround, window to the front aspect, TV point, Window to the rear aspect, stairs leading to the first floor landing as well as access through to an under stairs cupboard and doors accessing through to:

DINING ROOM AREA

9'5 x 8'2 (2.87m x 2.49m)

Having a window to the front aspect and power points.

KITCHEN

8'7 x 6'6 (2.62m x 1.98m)

There are wall and base units with work surfaces, sink with a mixer tap and drainer, Range oven, power points, window to the rear aspect, door to the Conservatory and a door to:

BATHROOM

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

CONSERVATORY

20'1 x 7'1 (6.12m x 2.16m)

Benefiting from windows to the rear aspect, power points and patio doors to the rear garden.

FIRST FLOOR

There are doors leading to:

BEDROOM

15'6 x 10'6 (4.72m x 3.20m)

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

BEDROOM

15'1 x 11'3 from fitted wardrobes (4.60m x 3.43m from fitted wardrobes)

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





REAR GARDEN

A quaint and good sized cottage garden that has a charming cobbled pathway leading to the very rear enjoying a laid to lawn area with a pond.

OFF ROAD PARKING

Accessed via Gate to the very rear of the property that leads to:

DETACHED DOUBLE GARAGE

21'11 x 18' (6.68m x 5.49m)

Benefiting from two up and over doors as well as a door and window.

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.

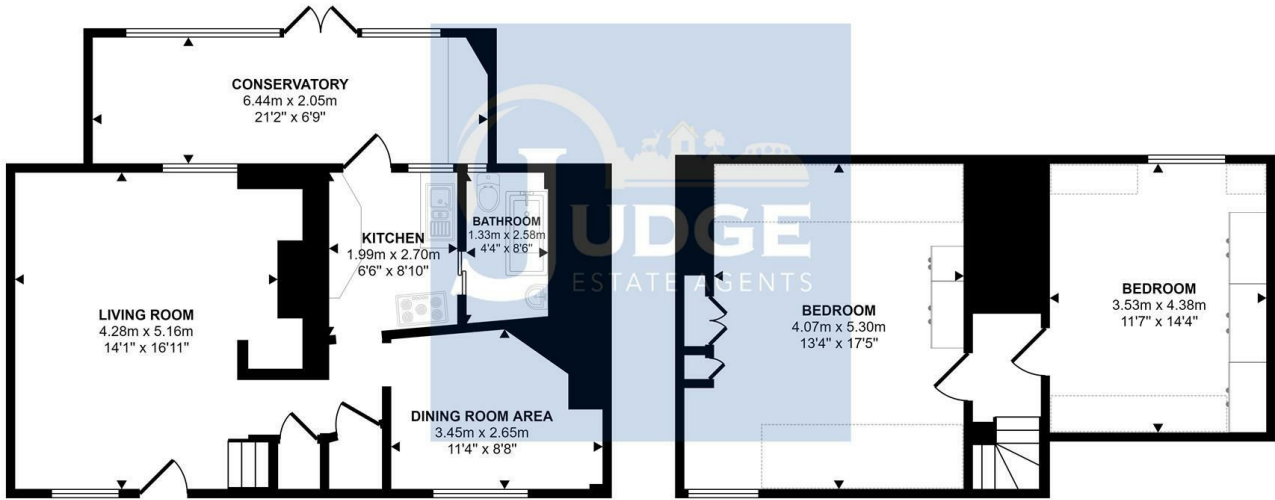
MONEY LAUNDERING

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.

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



Approx Gross Internal Area
111 sq m / 1190 sq ft



Ground Floor
Approx 64 sq m / 685 sq ft

First Floor
Approx 47 sq m / 505 sq ft

Denotes head height below 1.5m

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		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			
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England & Wales		EU Directive 2002/91/EC	

