

- TWO BEDROOM BAY FRONTED VILLA
- GROUND FLOOR WC
- DESIRABLE VILLAGE LOCATION
- GARAGE TO REAR

- CHARACTER FEATURES THROUGHOUT
- CONSERVATORY
- QUAIN T REAR GARDEN
- COUNCIL TAX BAND - B

Offers over £249,950

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Forming part of the 'Victorian Cottages' built in the 1890's, comes offered for sale this beautiful, well kept and loved two bedroom villa. A lovely home that benefits briefly from an Entrance Hall, Open Living/Dining Room, Kitchen, WC, Conservatory, First Floor Landing with Two Bedrooms and a Shower Room. To the rear there is a low maintenance cottage garden with access to an outhouse and the Garage. The front of the property enjoys gated access as well as wall partition. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE HALL**

There are stairs that lead up to the first floor landing, radiator and door to:

**DINING ROOM AREA**

12' x 11'4 (3.66m x 3.45m)

There is a window to the rear aspect, radiator, power points, door to the Kitchen and there are steps up to:

**LIVING ROOM AREA**

14'10 x 11'4 (4.52m x 3.45m)

Benefiting from a bay fronted window, radiator, power points, TV point and a window to the side aspect shared with the Entrance Hall.

**KITCHEN**

9'11 x 7'11 (3.02m x 2.41m)

Having a range of wall and base units with work surfaces, integral oven, hob with extractor, sink with a mixer tap and drainer, power points, radiator, window to the side aspect and a door to the Conservatory as well as a sliding door to:

**WC**

Comprising from a low level Bede, WC, Wash hand basin, Window to the side aspect, and Complimentary tiling,

**CONSERVATORY**

11'6 x 9'1 (3.51m x 2.77m)

With windows to the rear and side aspects, power points and door to the rear garden.

**FIRST FLOOR LANDING**

There is access to the loft, radiator and doors that lead to:

**PRIMARY BEDROOM**

12'4 x 11'11 (3.76m x 3.63m)

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

**BEDROOM**

11'10 x 10'5 - 9'5 (3.61m x 3.18m - 2.87m)

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







**SHOWER ROOM**

9'3 x 7'7 (2.82m x 2.31m)

Comprising a low level WC, Wash hand basin, Walk in Shower, Bede, Heated towel rail and a Window to the rear aspect.

**REAR GARDEN**

Having a paved area that enjoys raised bedding home to a variety of shrubs, plants and a tree as well as pebbled and stepping stones that lead to:

**OUTHOUSE**

10'11 x 6'11 (3.33m x 2.11m)

**GARAGE**

16'11 x 9'11 (5.16m x 3.02m)

There is an up and over door.

**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.

**VIEWING**

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.

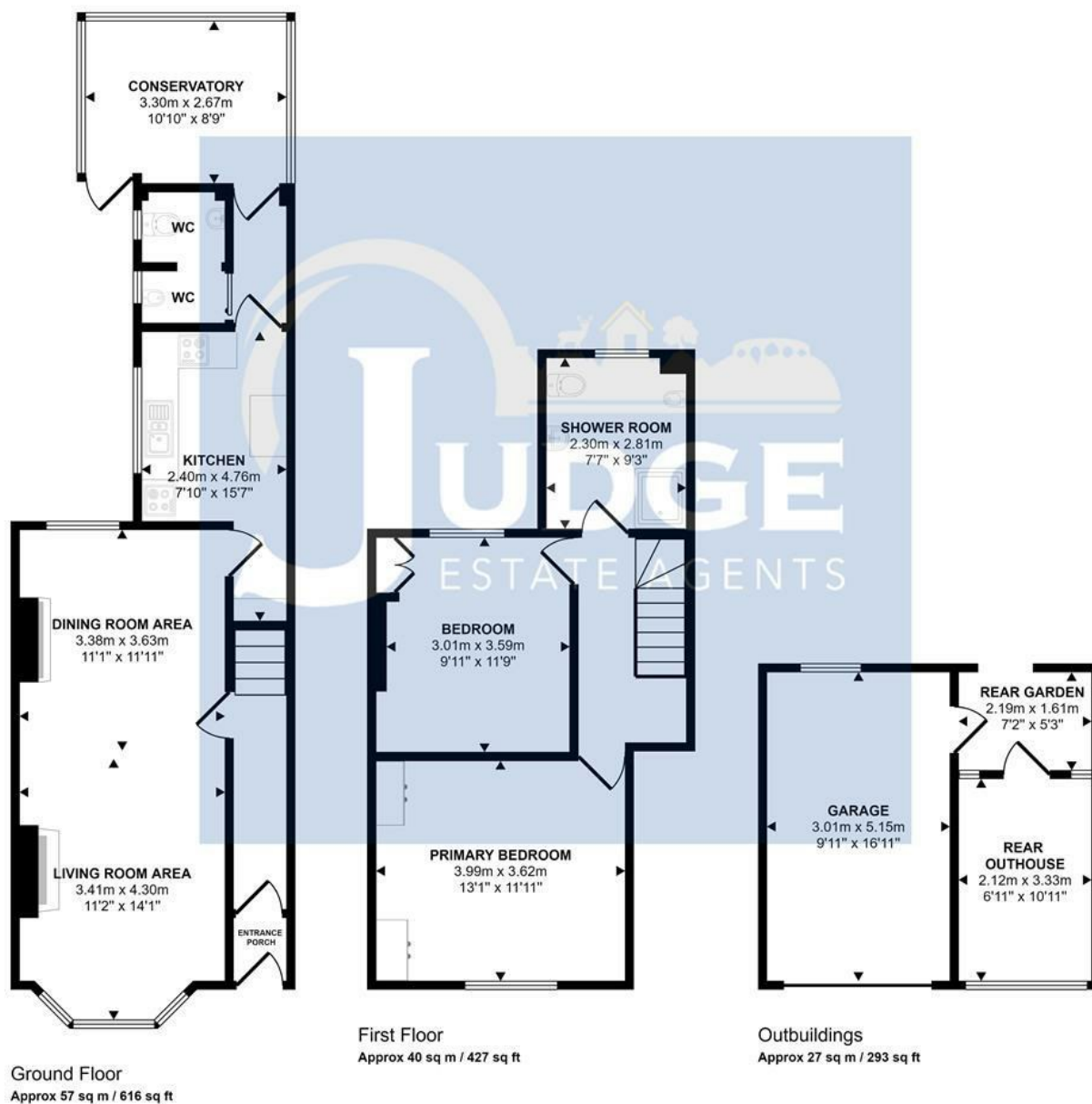
**MONEY LAUNDERING**

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



Approx Gross Internal Area  
124 sq m / 1336 sq ft



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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

