



14 MEADOWCOURT ROAD, GROBY, LEICESTER,  
LE6 0DW

ASKING PRICE  
£340,000

# 14 MEADOWCOURT ROAD, GROBY, LEICESTER, LE6 0DW

## £340,000 FREEHOLD



### ENTRANCE PORCH

Having a door that leads to:

### ENTRANCE HALL

There is a radiator, loft access, power point and doors that lead to:

### LIVING ROOM

14'11 x 11'11

Benefiting from windows to both the front and side aspects, radiator, power points, TV point and feature fire surround.

### KITCHEN/BREAKFAST

14'5 x 8'7

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, microwave, hob with extractor, fitted cupboard, windows to the front and side aspects, power points and a door to the side aspect leading to the side porch.

### PRIMARY BEDROOM

12'5 maximum x 13' maximum

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

### SHOWER ROOM

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

### BEDROOM

10'11 x 10'9

Having a radiator, power points and Conservatory doors to:

### CONSERVATORY

9'6 x 9'3

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

### REAR GARDEN

there is a brick paved patio that steps down toward a mainly laid to lawn garden having borders home to a number of shrubs, plants and trees. There is also a side porch that has sheltered access from the front to the rear of the property.

### PARKING

From the front there is block paved off road parking that leads alongside the Bungalow to:



## **GARAGE**

16'7 x 8'3

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

## **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 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

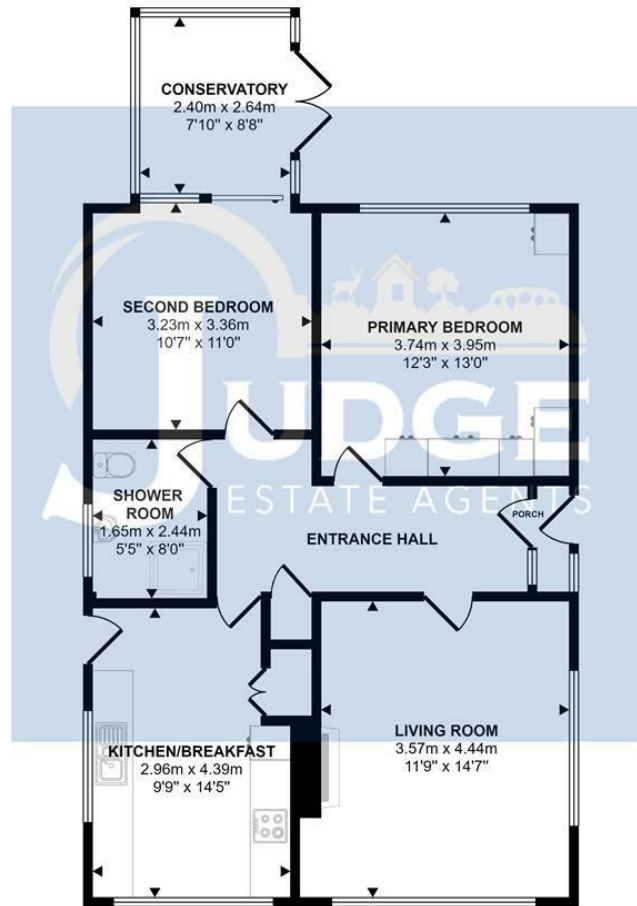


must be considered incorrect.

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. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Approx Gross Internal Area  
82 sq m / 879 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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(21-34) <b>E</b>	
(21-38) <b>F</b>		(9-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

