

- DETACHED FOUR BEDROOM HOUSE
- GROUND WC
- VERSATILE ACCOMODATION
- IDEAL FAMILY HOME

- GENEROUS AND EYE-CATCHING GARDEN
- CONSERVATORY
- PRIMARY BEDROOM EN-SUITE
- COUNCIL TAX BAND - C

Offers in excess of £539,000

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A substantial detached home which has been thoughtfully extended providing ready to move into and versatile family accommodation located within this highly sought after village location. Well presented with an eye-catching rear garden, this lovely property benefits briefly from an Entrance Hall, Living Room, Kitchen, Dining/Lounge, Conservatory, Side Porch with Reception room, Study, WC and Utility Cupboard, First Floor Landing, Four Bedrooms with a Primary En-Suite and a family Shower Room. As mentioned, there is a well established and eye-catching rear garden and from the front there is ample off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are stairs that lead up to the first floor landing, power point and doors that lead to:

#### LIVING ROOM

13'7 x 13'7 - 12'6 (4.14m x 4.14m - 3.81m)

Benefiting from a bow fronted window, radiator, power points, TV point and a fire with feature surround.

#### KITCHEN

16'9 x 9'4 - 7'6 (5.11m x 2.84m - 2.29m)

There are a range of wall and base units with work surfaces, sink with mixer tap, integral oven, grill with hob and extractor, power points, radiator, power points, window to the rear aspects and doors that lead to:

#### DINING ROOM

16'11 x 12'4 (5.16m x 3.76m)

With a radiator, power points, window and door that leads to:

#### CONSERVATORY

13' x 12'9 (3.96m x 3.89m)

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

#### SIDE PORCH/STUDY

16'3 x 7'4 (4.95m x 2.24m)

There are patio doors to the rear aspect leading to the rear garden, radiator, power points a utility cupboard with plumbing for a washing machine, door to the WC and door that access the front of the property as well as:

#### RECEPTION ROOM

16'8 x 7' (5.08m x 2.13m)

Benefiting from a bow fronted window, radiator and power points.

#### WC

Comprising a low WC, Wash hand basin and a Window to the rear aspect.

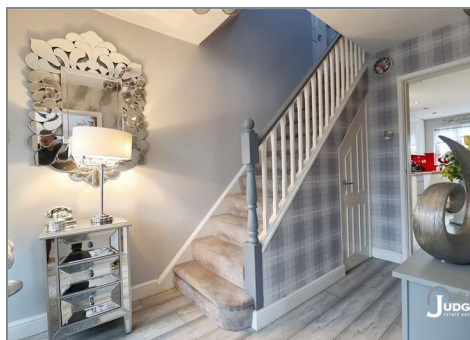
#### FIRST FLOOR LANDING

With doors that lead to:

#### PRIMARY BEDROOM

11'10 x 10'5 (3.61m x 3.18m)

Benefiting from a window to the rear aspect, radiator, power points and a door that leads to:







#### EN-SUITE

Comprising a low level WC, Wash hand basin, Bath, Heated towel rail, Complimentary tiling and a Skylight.

#### BEDROOM

##### BEDROOM

12'1 x 8'5 (3.68m x 2.57m)

There is a window to the rear aspect, radiator, power points and built in wardrobes.

##### BEDROOM

12'5 x 9'6 (3.78m x 2.90m)

There is a window to the front aspect, radiator, power points and a built in cupboard and wardrobes.

##### BEDROOM

9' x 6'10 (2.74m x 2.08m)

There is a window to the front aspect, radiator, power points and an opening through to:

##### BEDROOM CONT..

7'10 x 7'9 (2.39m x 2.36m)

With a window to the front aspect, radiator and power points.

#### SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Heated towel rail, Complimentary tiling as well as Two Windows to the rear aspect.

#### REAR GARDEN

An extensive and eye-catching garden that appreciates a brick paved patio with a raised bordered area and pathway leading to the rear where it is accompanied by a laid to lawn as well as decked seating area.

#### PARKING

From the front there is off road parking.

#### 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.



