



- FOUR BEDROOM DETACHED HOUSE
- LOW MAINTENANCE GARDEN
- VERSATILE GROUND ACCOMMODATION

- OFF ROAD PARKING
- NO UPWARD CHAIN
- COUNCIL TAX BAND - D

Asking price £349,950

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



This versatile, four bedroom detached house that is within a great proximity to the local Village amenities and offered for sale with no upward chain. In brief the property internally benefits from an Entrance Hall, Living Room, Kitchen, Lounge, Bedroom/Study, Shower Room, First Floor Landing, Four Bedrooms, Bathroom and a separate WC. There is a low maintenance Rear Garden and Off Road Parking from the side of the property. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having built in cupboard and doors to the Living Room and:

DINING KITCHEN

17'7" x 10' - 7'10 (5.36m x 3.05m - 2.39m)

There are a range of wall and base units and work surfaces, integral oven, grill, hob, sink, power points, radiator, windows to both the front and rear aspect and a door that leads to:

REAR PORCH

Having stairs leading up to the first floor landing, door to the Rear Garden and a door to:

LIVING ROOM

17'1 x 9'7 (5.21m x 2.92m)

Benefiting from windows to the front and rear aspects, radiator, power points, door to the potential Annex area that leads to:

LOUNGE

9'10 x 8'9 (3.00m x 2.67m)

With a window to the side aspect, radiator, power points and doors that lead to:

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Shower and a Window to the front aspect.

GROUND FLOOR BEDROOM/STUDY

8'10 x 8'9 (2.69m x 2.67m)

Benefiting from windows to the rear and side aspects, power points and a radiator.

FIRST FLOOR LANDING

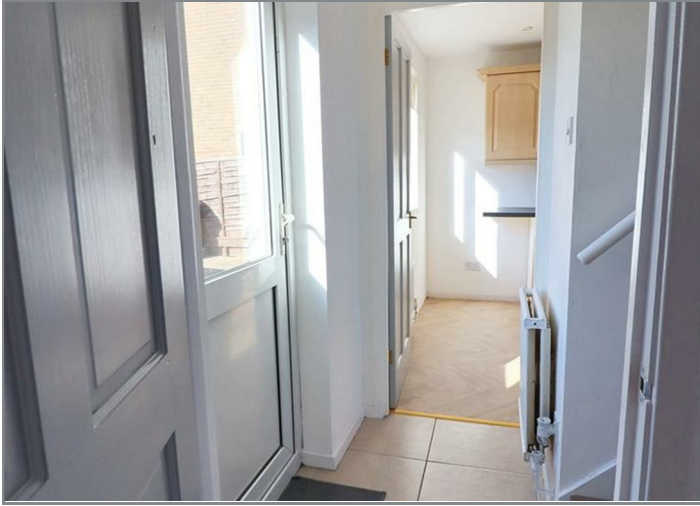
Having an Airing cupboard, Loft Access, power points and doors that lead to:

BEDROOM

14'4 x 8'9 (4.37m x 2.67m)

Benefiting from windows to the side, front and rear aspects, power points and radiator.





BEDROOM

11'6" x 10'1" (3.51m x 3.07m)

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

BEDROOM

9'10" x 8'8" (3 x 2.64)

Having a window to the rear aspect, radiator, power points and walk in wardrobe with shelves & hanging space

BEDROOM

6'9" x 5'4" (2.06m x 1.63m)

This room can act as a single Bedroom or an upstairs Study that benefits from a window to the front aspect, radiator and power points. Built in cupboard

BATHROOM

Comprising a low level Wash hand basin, Bath with Shower over, Heated Towel Rail and a Window to the front aspect.

WC

Having a low level WC, Wash hand basin, Window to the front aspect and a Radiator.

REAR GARDEN

A low maintenance garden that comprises a mainly paved area with a bordered area and a Shed.

PARKING

From the front there is off road parking that leads to Double Gates leading to the rear of the property.

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) Click through our 360 Tour
- 5) Please provide and assist proof of affordability

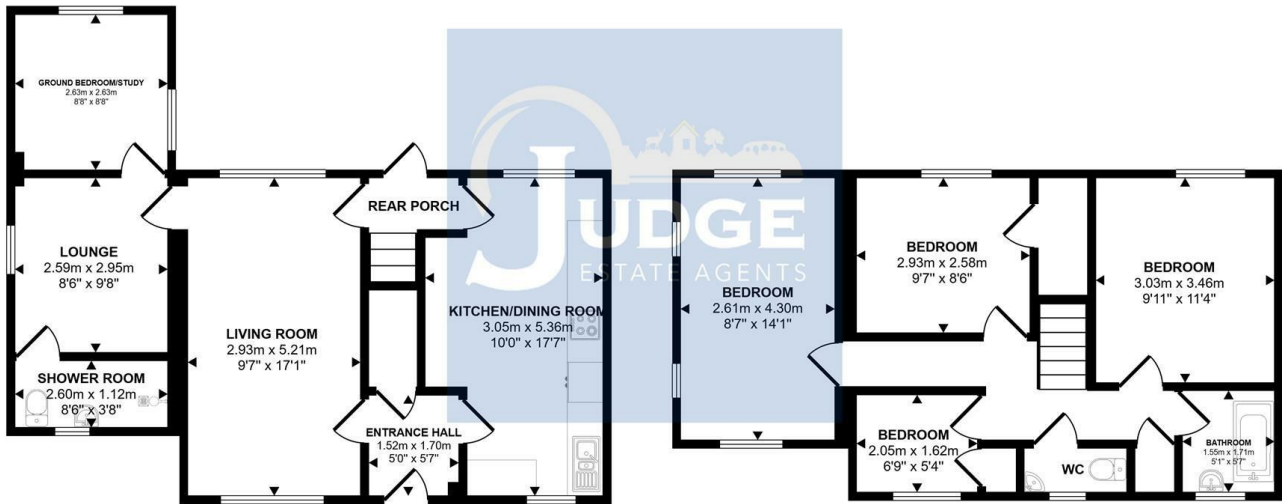
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.



Approx Gross Internal Area
107 sq m / 1156 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.

