



Grobby Road, Glenfield, Leicester, LE3 8GN

**ANDREW
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Property Description

A stunning detached property situated on a highly enviable plot on Groby Road, providing fantastic transport links to both Leicester City centre and surrounding areas via it's great links to the M1 motorway and local mainline train station. With a combination of spacious reception rooms, a large wrap around garden and a wealth of character features, this phenomenal home is a real must see.

Set back from the main road and accessed via a gravelled driveway, the property opens into a grand and welcoming entrance hallway with original tiled flooring and provides direct access to the two cosy reception rooms, both featuring a wealth of character features such as a bay window and open fireplaces. The downstairs portion of this lovely home is finished with a beautiful, extended kitchen diner with a range of units, work top space and fitted appliances. With bi-fold doors opening out onto the rear courtyard, it's a fantastic space to entertaining guests and enjoy family meals. Additionally there is a separate downstairs WC and utility room. Upstairs you will find four well sized bedrooms, three of which are doubles alongside a vast, four-piece family bathroom.

It's outside where this wonderful property really comes into its own. Alongside the large rear courtyard, there is a secondary, gated parking area providing off road parking more multiple vehicles as well as a beautiful wrap around lawned area. This amazing space offers a perfect outdoor retreat for the entire family to enjoy. Finally, a large double garage is currently set up as a workshop but is fully powered and fitted with a WC, so could easily be converted into a stand alone annex.





Key Features

- Beautiful detached home situated on a highly enviable plot
- Fantastic location close to a variety of transport links
- Extended kitchen/diner with bi-fold doors leading to the outside space
- Two sizable reception rooms
- Detached double garage with power and a toilet, creating great potential for an annex
- Gated driveway
- Courtyard and wrap around gardens
- Four bedrooms, three of which are doubles

Price Guide
£650,000

Accommodation in Detail

Ground Floor

Entrance Hall

8'0" x 14'9" (2.46 x 4.52)

Lounge

14'10" x 14'9" (4.53 x 4.50)

Sitting Room

14'9" x 14'0" (4.51 x 4.29)

Kitchen

20'3" x 15'6" (6.18 x 4.73)

Utility Room

7'2" x 5'0" (2.20 x 1.54)

WC

2'6" x 5'2" (0.78 x 1.59)

First Floor

Landing

21'7" x 12'4" (6.59 x 3.77)

Bedroom One

11'10" x 11'10" (3.61 x 3.62)

Bedroom Two

12'2" x 13'8" (3.71 x 4.18)

Bedroom Three

9'3" x 11'4" (2.82 x 3.46)

Bedroom Four

7'9" x 7'0" (2.38 x 2.14)

Bathroom

15'1" x 7'10" (4.60 x 2.40)

Outside

Garage

19'9" x 25'11" (6.04 x 7.92)

Workshop

13'2" x 10'11" (4.03 x 3.34)

Toilet

5'6" x 4'5" (1.68 x 1.35)

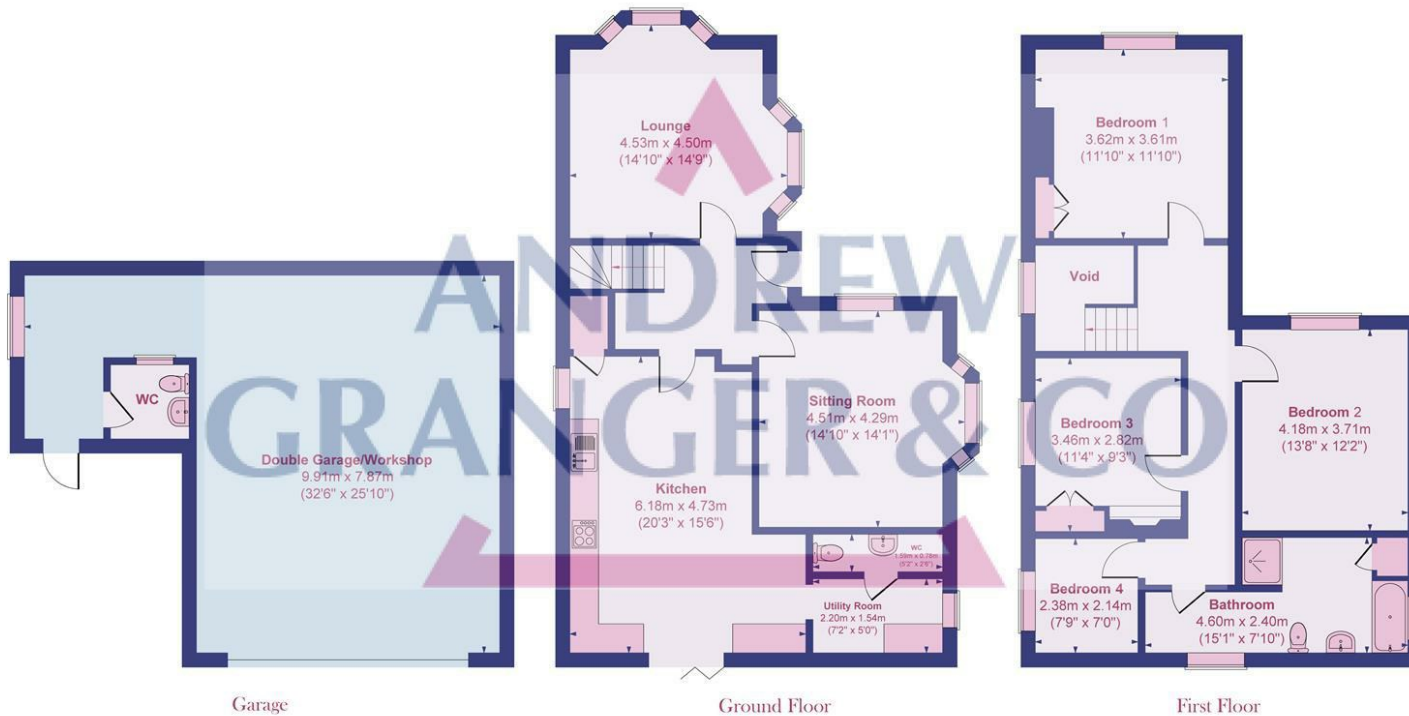






Floorplan

Approximate Gross Internal Area
156.3 sq. m. (1682 sq. ft.)
(Excluding Garage/Workshop)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Blaby

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To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

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