



Smiths
your property experts

Laundon Close

Groby

- Beautifully appointed detached family home
- Corner plot in a mature cul-de-sac location
- Immaculate, light-filled, and airy interiors
- Open-plan shaker-style kitchen/diner
- Sitting room and a wrap-around conservatory
- Three bedrooms, all with fitted wardrobes
- Lovely, landscaped west-facing rear gardens
- Double-width driveway and an integrated garage

General Description

Smiths Property Experts offer to the market this beautifully appointed three-bedroom detached home, occupying a corner position with landscaped west-facing rear gardens, and light-filled, airy interiors.

The property centres around an open-plan kitchen/diner with bifold doors that open into a wrap-around conservatory. There is also a formal sitting room. On the first floor, there are three bedrooms, an en-suite, and a family bathroom.

The current owners maintain this home in immaculate decorative order, and a viewing is considered essential to fully appreciate the space and quality on offer.





The Property

The property benefits from uPVC double glazing, gas central heating, and Karndean flooring to the ground floor. A composite front door opens to the hallway, with stairs off to the first floor and access to a downstairs WC. The sitting room has a feature gas coal effect fire with stone surround and mantle, as well as French doors opening through to a kitchen/diner.

The kitchen is fitted with a comprehensive range of base and wall-mounted units with work surfaces over, as well as a matching bespoke dresser. Integrated appliances include a dishwasher and washing machine. The wrap-around conservatory has oak-framed bi-folds leading from the kitchen, offering a perfect day-to-day living space, with two sets of French doors opening to the garden.

The first-floor landing has built-in storage and gives way to three well-proportioned bedrooms, each having fitted wardrobes, with the main bedroom having en-suite facilities. The main bathroom has a stylish modern suite including a bath with a shower over.

The Outside

Outside, the property sits on a west-facing corner plot, with a driveway to the front providing off-road parking, a front lawn and flower border, and access to the garage, which has an up-and-over door, power and light, a rear personnel door, and houses the central heating boiler.

A particular feature of the home is the rear garden, which has been landscaped to provide a seating terrace with a pergola cover, a shaped lawn with well-stocked and established flower borders, and is walled and fenced to boundaries with a private aspect.





The Location

The property is located on a corner plot in a cul-de-sac off the popular Laundon Way in Groby. The village has a range of amenities, with local shops, cafes, and pubs within easy walking distance of the property. It is also situated on the edge of the Charnwood Forest, with the popular Bradgate Park close by. Additionally, the village is conveniently placed for the M1, A46, and A50 road networks, as well as having excellent access to both Leicester and Loughborough.

Property Information

EPC Rating: C.

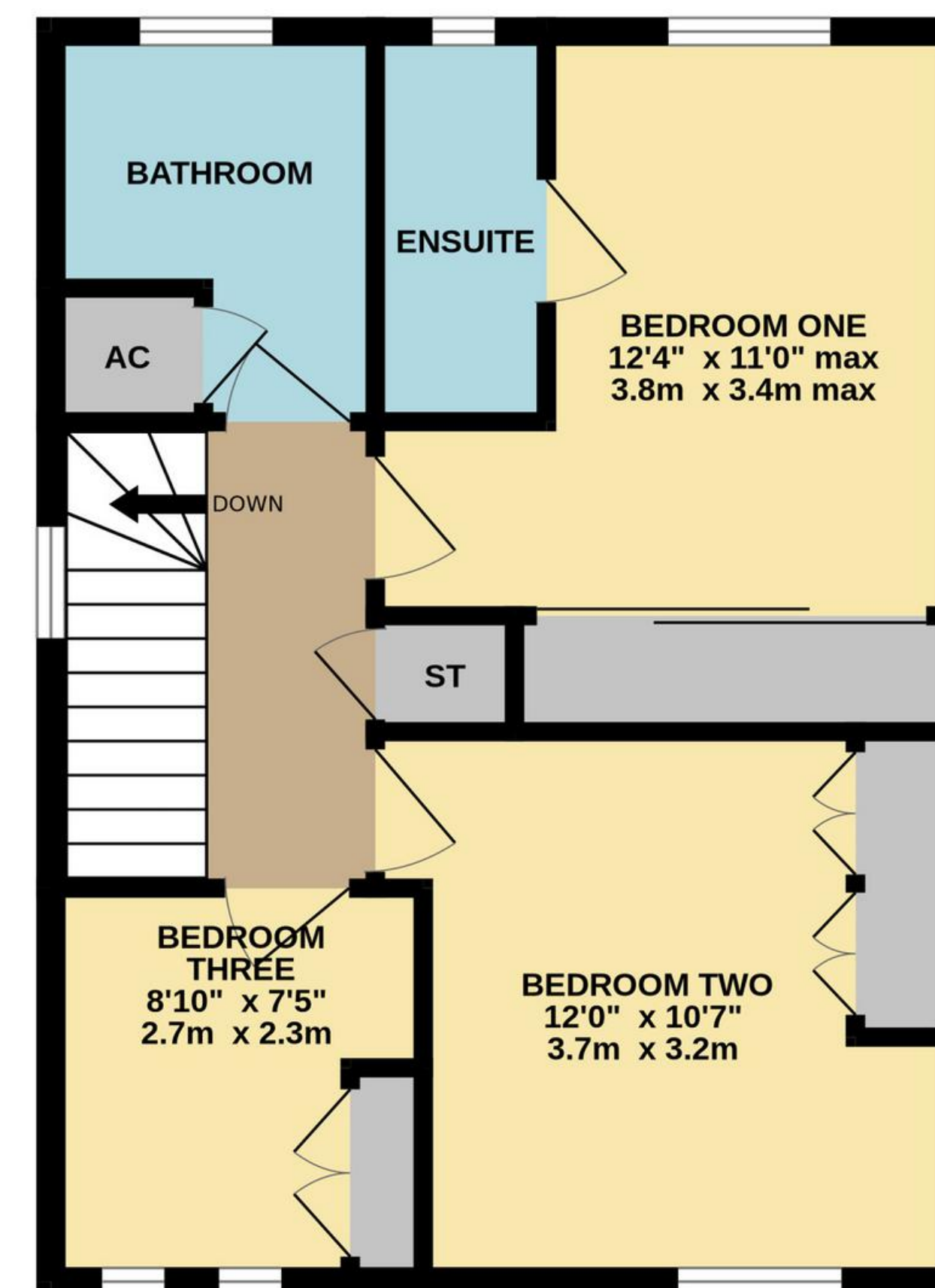
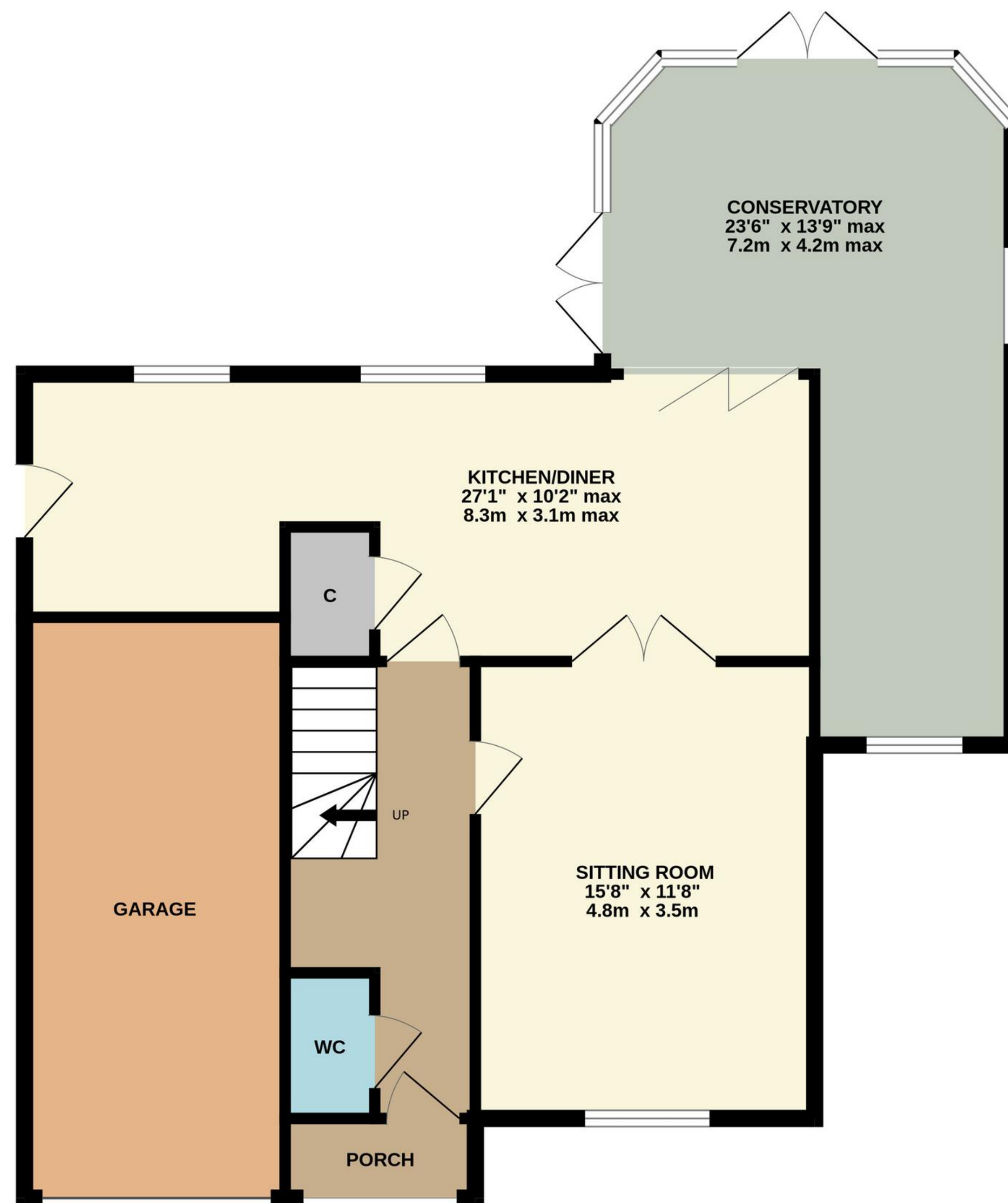
Tenure: Freehold. Council Tax Band: D.

Local Authority: Hinckley & Bosworth Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



