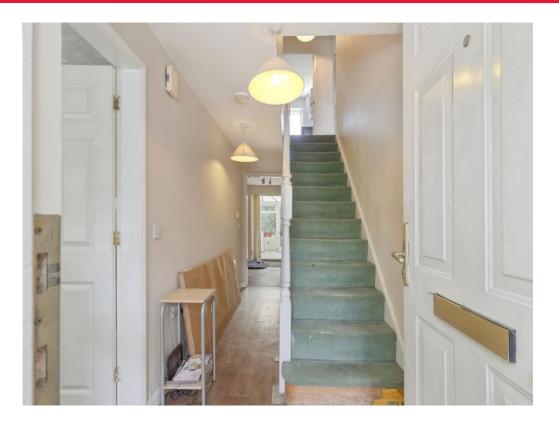


Connells

Bluebell Drive Groby Leicester

Bluebell Drive Groby Leicester LE6 0AX







Property Description

Located in the highly desirable village of Groby, this attractive and well-maintained four-bedroom detached home offers a perfect blend of comfort, practicality, and a peaceful suburban setting - ideal for families, professionals, or downsizers.

Step inside and you're greeted by a bright and airy lounge, a kitchen with diner and utility space ideal for both cooking and entertaining, spacious and bright conservatory and generously sized bedrooms complemented by a contemporary bathroom. The property is offering a ready-to-move-in experience.

The home also benefits from a private rear garden, perfect for enjoying outdoor time, and a driveway providing ample off-road parking, possibly alongside a garage.

Situated in a quiet, family-friendly cul-de-sac. Excellent local schools and amenities within walking distance. Great transport links via the A46, M1 and Leicester city centre. Close to green spaces, including Bradgate Park and countryside walks

Don't miss your chance to view!

Ground Floor

Entrance Hallway

5' 9" x 14' 5" (1.75m x 4.39m)

Lounge

11' 1" x 15' 7" (3.38m x 4.75m)

Kitchen

8' 6" x 17' (2.59m x 5.18m)

Utility Room

7' 2" x 5' (2.18m x 1.52m)

Dining Room

8' 6" x 10' 4" (2.59m x 3.15m)

Conservatory

15' x 12' 6" (4.57m x 3.81m)

Cloakroom



Bedroom 1

11' 3" x 13' 9" (3.43m x 4.19m)

Shower En-Suite

5' 7" x 8' 8" (1.70m x 2.64m)

Bedroom 2

8' 3" x 12' 3" (2.51m x 3.73m)

Bedroom 3

8' 5" x 8' 9" (2.57m x 2.67m)

Bedroom 4

9' x 12' 3" (2.74m x 3.73m)

Bathroom

7' 7" x 8' 2" (2.31m x 2.49m)



13 sq. m.

















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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax Band: E

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Tenure: Freehold



^{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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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