



Connells

Bluebell Drive
Groby Leicester



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

First Floor

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)

Garage

13 sq. m.









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

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22-24 Halford Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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