

# FOR SALE



**Abbey**  
Lettings & Sales



## Groby Road

Leicester, LE3 9EF

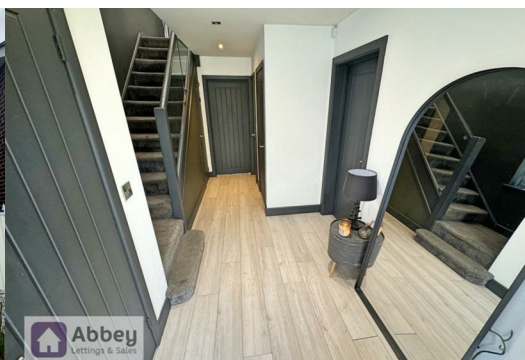
**£365,000**



Embark on a journey of luxury living with this extraordinary 4 bedroom detached property, now available for sale. Nestled in a sought-after location, this residence boasts unparalleled charm, spacious interiors, and the added allure of a pool—an opportunity to create your very own private oasis.

The property comprises of entrance hall, lounge, kitchen/diner and downstairs WC. Then to the first floor there are four bedrooms and a bathroom. The property also offers double glazed windows, gas central heating, underfloor heating and a double garage

This exceptional detached property offers the perfect blend of luxury, comfort, and potential. Don't miss out on the opportunity to make this remarkable residence your own. Contact us today to arrange a viewing and take the first step towards owning your own private oasis.



### Entrance Hall

Composite front door, ceiling spot lights, double glazed window, 3 storage cupboards, underfloor heating, laminate wood flooring, stairs leading to 1st floor and doors leading to lounge and kitchen/diner.

### Lounge 17'4" x 9'1" (5.302 x 2.776)

Two ceiling light points, double glazed window with fitted blind, electric floating fire, tv point, underfloor heating and laminate wood flooring.

### Kitchen/Diner 18'7" x 11'10" (5.678 x 3.629)

Ceiling spot light points, underfloor heating, laminate wood flooring, tv point, a fully fitted kitchen offering base and wall cupboards, square edge worktop with sink and drainer with hot and cold mixer tap, centre island with induction electric hob with extractor fan over, 2 electric ovens, integrated dishwasher, microwave, plumbing for washing machine and double glazed bi-fold doors leading to rear garden.

### Downstairs WC 5'8" x 2'7" (1.740 x 0.803)

Ceiling light point, double glazed window, underfloor heating, laminate wood flooring and a 2 piece suite comprising of wash hand basin and low level flush toilet.

### Stairs and Landing to 1st floor

Ceiling spot light points, loft hatch, double glazed window, carpeted flooring and doors leading to bedroom 1, 2, 3, 4 and bathroom.

### Bedroom 1 12'4" x 10'7" (3.760 x 3.232)

Ceiling light point, double glazed window with fitted blind, radiator, tv point, fitted wardrobe and laminate wood flooring.

### Bedroom 2 10'6" x 10'2" (3.216 x 3.103)

Ceiling light point, double glazed window with fitted blind, radiator, tv point, fitted wardrobe and laminate wood flooring.

### Bedroom 3 9'2" x 7'8" (2.816 x 2.341)

Ceiling light point, double glazed window with fitted blind, radiator, tv point and laminate wood flooring.

### Bedroom 4 7'9" x 7'3" (2.376 x 2.210)

Ceiling light point, double glazed window with fitted blind, radiator, tv point, fitted wardrobe and laminate wood flooring.

### Family Bathroom 10'5" x 6'0" (3.176 x 1.831)

Ceiling spot light points, double glazed window, towel radiator, a 4-piece bathroom suite comprising of a bath, shower cubicle with thermostatic shower, wash hand basin with mirror above and a low-level flush toilet and tiled flooring.

### Externally

#### To the Front of the Property

There is a lawned area with path leading to the front of the property and side.

#### To the Rear of the Property

There is a hard landscaped garden offering large patio area outdoor kitchen area, part developed swimming pool and garden leads to the double garage.

### Double Garage 18'3" x 15'10" (5.568 x 4.847)

The garage has been split into 3 usable areas which are listed below.

Zone 1: To the front of the garage there is a electric roller door leading the garage storage area which has power points and internal door leading to the lobby area.

Zone 2: This area is used as a lobby area and has ceiling spot lights and power points and door leading to Homer Office/Workspace and double glazed French doors leading to the rear garden.

Zone 3: This area is used as a Home Office/Workspace and has ceiling spot light points and power points.

### Additional Information

Council Tax Band: C

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for the vendor.

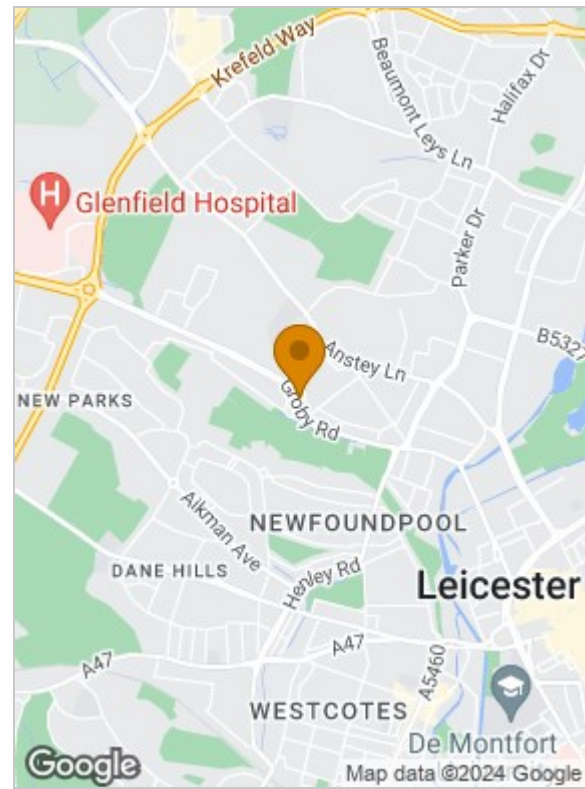
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

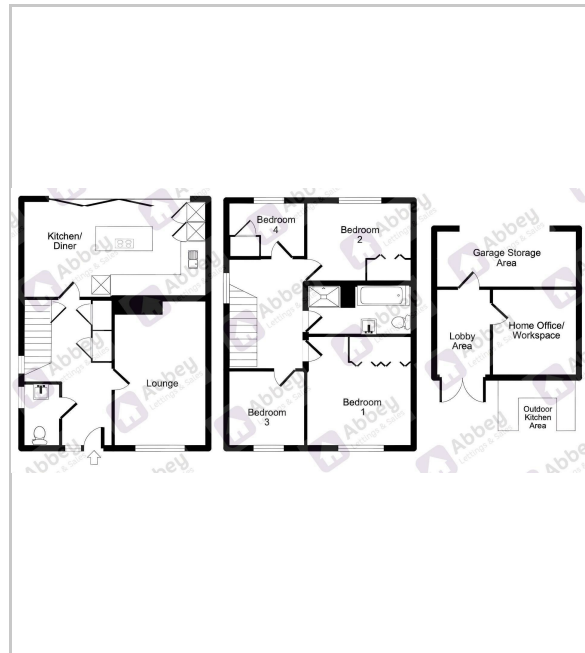
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

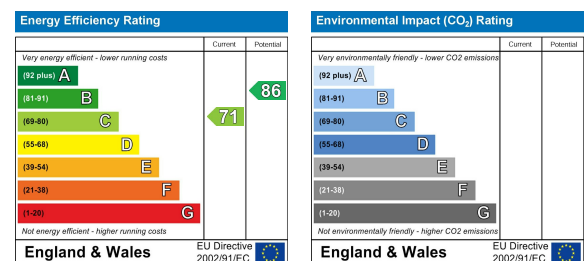
## Area Map



## Floor Plans



## Energy Efficiency Graph



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