



Sinclair



9 Beaumont Green, Groby, Leicestershire, LE6 0EP

£440,000

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Property at a glance

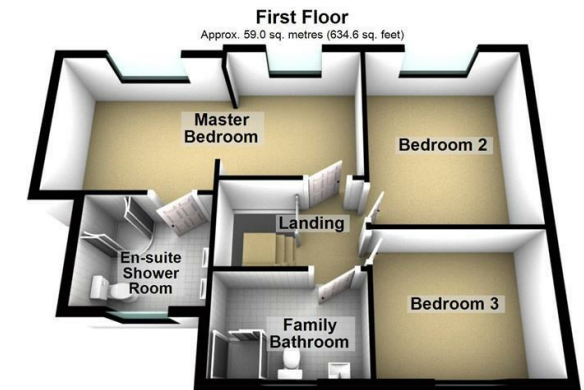
- Thoughtfully Extended
- Garden Room/Conservatory
- Landscaped Gardens
- Council Tax Band*: C
- Open Plan Living Kitchen
- Utility Room & W.C.
- 32 Foot Long Living Room
- Price: £440,000

Overview

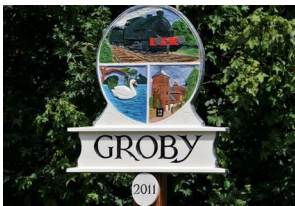
Occupying a cul-de-sac position, in this sought after residential area within Lady Jane Grey School Catchment Area, stands this superbly extended family home offering flexibility of accommodation and finished to a high specification. The accommodation in brief comprises reception hall, downstairs w.c. feature open plan family living kitchen with centre island unit, utility room, 32 foot long living room, a garden room/conservatory and a family room/bedroom 4 (ideal space for a teenager or elderly relative) On the first floor landing give way to a master bedroom with en suite and dressing area, two further bedrooms and a feature re-fitted family shower room. Outside a driveway providing off road car standing, and generously proportioned and landscaped garden to the rear. Lovely family home.

Location**

Groby is a village in the Hinckley and Bosworth Borough Leicestershire. Groby might be a village, but it's pretty well-stocked when it comes to amenities. There's a Co-op for your daily shopping needs and a handful of local shops and takeaways. For dining out, The Stamford Arms pub is a local favourite, offering good grub and a decent pint. There are four schools, Lady Jane Grey Primary, Elizabeth Woodville Primary and Martinshaw County Primary, whilst Brookvale Groby Learning Campus is located on a campus to the west of the village



Total area: approx. 161.7 sq. metres (1740.2 sq. feet)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

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COVERED STORM PORCH

With entrance door leading to the

RECEPTION HALL

Has a radiator, stairs accessing the first floor. Oak doors accessing the cloaks cupboard, downstairs w.c., understairs storage cupboard and a feature open plan family living dining kitchen.

DOWNSTAIRS W.C.

Fitted with a contemporary white two piece suite comprising low flush w.c., vanity unit surmounted by wash hand basin with cupboards under and mixer tap over. Tiled walls, continued tiled flooring from the hall way. Radiator.

OPEN PLAN FAMILY LIVING KITCHEN

21'8 x 19'2 maximum 14'5 minimum (6.60m x 5.84m maximum 4.39m minimum)

This stunning extended room offers a super open plan space, with kitchen and dining areas. The kitchen is fitted with a double stainless steel sink unit with Swan Neck style mixer tap over and cupboards under, there is a range of stylish units to the wall and base, granite work surface and a range of integrated high end appliances including Hotpoint Induction Hob with pan drawers under, a Gorenje extractor fan over, a Bosch double electric fan assisted oven and grill, Bosch microwave oven and Gorenje dish washer. There is space for a tall standing American style fridge/freezer and a centre island unit with matching under units, the granite work surface which extends to the breakfast bar. The dining area has three radiators, there is tiled flooring throughout and uPVC doors and adjacent windows accessing the garden room/conservatory. From the dining kitchen there are oak doors accessing the utility room and full length lounge/diner.

UTILITY ROOM

11'0 x 11'1 (3.35m x 3.38m)

With plumbing for washing machine. space for tumble dryer and additional kitchen appliance. There is a wall mounted gas fed boiler and radiator. uPVC double glazed door accessing the outside and oak door accessing bedroom four/family room

BEDROOM FOUR/FAMILY ROOM

15'9 x 7'9 (4.80m x 2.36m)

This room offers flexibility to the accommodation and is currently used as a teenager bedroom with uPVC double glazed bay window to the front elevation, further uPVC double glazed window to the side. There is a radiator.

LOUNGE/DINER

32'1 x 10'10 minimum 12'1 maximum to side of chimney (9.78m x 3.30m minimum 3.68m maximum to side of chimney)

A generously proportioned room with lounge and dining areas, uPVC double glazed bow window, radiator, feature fire place, uPVC double glazed window to the rear elevation overlooking the garden.

There is a further door accessing the open plan kitchen which would allow sectioning the room to provide an additional separate space for an office for example.

GARDEN ROOM/CONSERVATORY

14'4 x 14'4 (4.37m x 4.37m)

With a brick built base and uPVC double glazed construction with pitched feature roof, there is tiled flooring, under floor heating, electric light and power with views over the garden.

FIRST FLOOR

The floor first landing gives way to three double bedrooms, one of which is a feature master suite with en suite and dressing room. There is a re-fitted family bathroom.

MASTER BEDROOM

Dressing room 9'11 x 9'3 with uPVC double glazed window, radiator, open access to the bedroom area.

BEDROOM AREA

10'11 x 10'1 (3.33m x 3.07m)

With uPVC double glazed window overlooking the garden, radiator, feature ceiling with sky light window, oak door access

EN SUITE SHOWER ROOM

Has twin sink unit with matching mixer taps over and double storage under. Walk in shower cubicle with tiled surround and low flush w.c. uPVC double glazed window, tiled flooring,

BEDROOM TWO

12'11 x 1'0'10 (3.94m x 0.30m'3.05m)

With uPVC double glazed window, radiator.

BEDROOM THREE

10'10 x 8'11 (3.30m x 2.72m)

With uPVC double glazed window, radiator.

FAMILY BATHROOM

The family bathroom has been re-fitted with quality furnishings including a double walk in shower enclosure with thermostatic shower with drencher shower head and hose. Low flush w.c. with push button flush concealed cistern, there is a vanity unit surmounted by a wash hand basin with mixer tap over and storage under. There is a towel rail, tiled walls and flooring. The fittings are of a brushed bronze effect finish.

OUTSIDE

To the front of the property is a tarmac driveway with block edging, a variety of plants and shrubs. To the rear the garden offers another particular feature of sale, well proportioned with Indian Stone effect slabbed patio area surrounding the garden room, matching steps leading to a central path accessing a raised timber decking area with pergola over, shaped lawn area, timber screen fencing to boundaries, mature plants and trees, timber built shed.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

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