



**26 LAUNDON  
WAY, GROBY LE6 0YG**

**£365,000**  
**FREEHOLD**



0116 236 7000



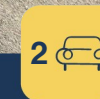
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET THIS IMPRESSIVE AND VERSATILE THREE BEDROOM DETACHED HOUSE THAT RESIDES UPON ONE OF THE MOST HIGHLY SOUGHT AFTER VILLAGES IN LEICESTERSHIRE. AS YOU ENTER THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, WC, LIVING ROOM, RECEPTION ROOM, KITCHEN/DINING, UTILITY, FIRST FLOOR LANDING, THREE BEDROOMS WITH AN EN-SUITE TO THE PRIMARY BEDROOM AS WELL AS A FAMILY BATHROOM. TO THE REAR, THERE IS AN ESTABLISHED AND WELL MAINTAINED GARDEN AND FROM THE FRONT THERE IS BRICK PAVED OFF ROAD PARKING. A VIEWING COMES HIGHLY ADVISED TO APPRECIATE.



#### **ENTRANCE HALL**

There is a door that leads to the Living Room and a door that leads to:

#### **WC**

Comprising a low level WC, wash hand basin, window to the front aspect and a radiator.

#### **LIVING ROOM 15'9 - 11'8 x 15'6**

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, door that leads to the stairway and also to the Kitchen and a door that leads to:

#### **RECEPTION ROOM 15'9 x 7'6 - 7'2**

Having a window to the front aspect, radiator and power points.

#### **KITCHEN/DINING 15'5 - 9'8 x 12'7**

There are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, grill, radiator, power points, island with breakfast bar and hob, window and patio doors to the rear aspect and access to the stairway and access through to:

#### **UTILITY 7'6 x 7'2**

With a range of wall and base units and work surface, plumbing for a washing machine, power points, window and door to the rear aspect.

#### **FIRST FLOOR LANDING**

With a fitted cupboard, window to the side aspect, radiator, loft access and doors that lead to:

#### **PRIMARY BEDROOM 12'6 x 9'6**

Benefiting from two windows to the rear aspect, radiator, power points and a door that leads to:

#### **EN-SUITE**

Comprising a low level WC, wash hand basin, walk in shower and a heated towel rail.

#### **BEDROOM 8'9 x 8'6**

There is a window to the front aspect, radiator, power points and fitted cupboard.

#### **BEDROOM 8'6 x 6'5**

Having a window to the front aspect, radiator and power points.

#### **BATHROOM**

Comprising a low level WC, wash hand basin, bath with a shower over, heated towel rail and a window to the side aspect.

#### **REAR GARDEN**

A well established and eye-catching garden that enjoys a patio that leads onto a mainly laid lawn area with borders home to a number of shrubs and plants. There is a generously sized shed/workshop as well as storage to the side of this lovely home.

#### **PARKING**

From the front there is brick paved off road parking.

#### **GROBY VILLAGE**

Groby village is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the East Midlands International Airport at Castle Donington, the A46 Western By-Pass which links Groby with Nottingham in the north and Junction 21 of the M1/M69/M42 major road network in the west for travel north, south and west, and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

#### **VIEWINGS**

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### **MEASUREMENTS & FLOORPLANS**

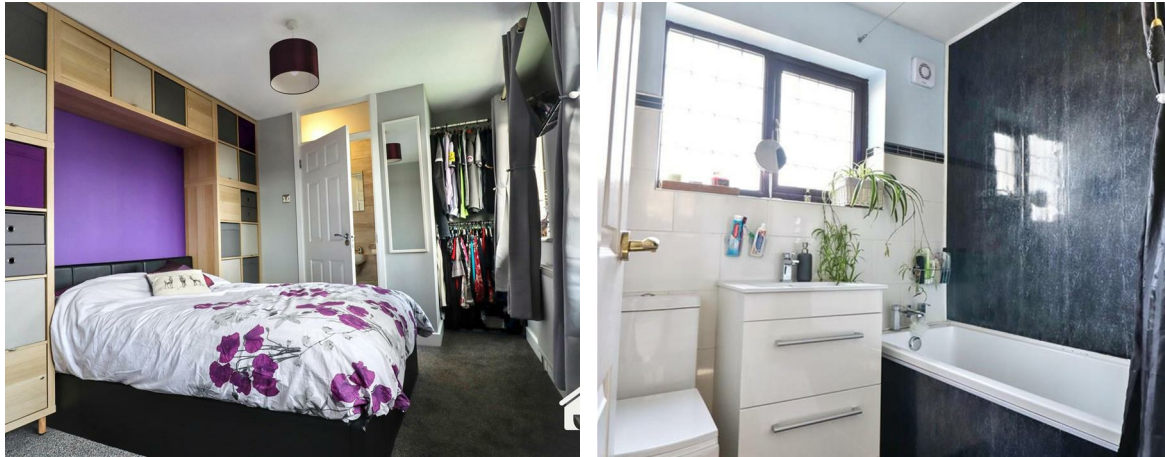
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### **MONEY LAUNDERING**

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, 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.

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.



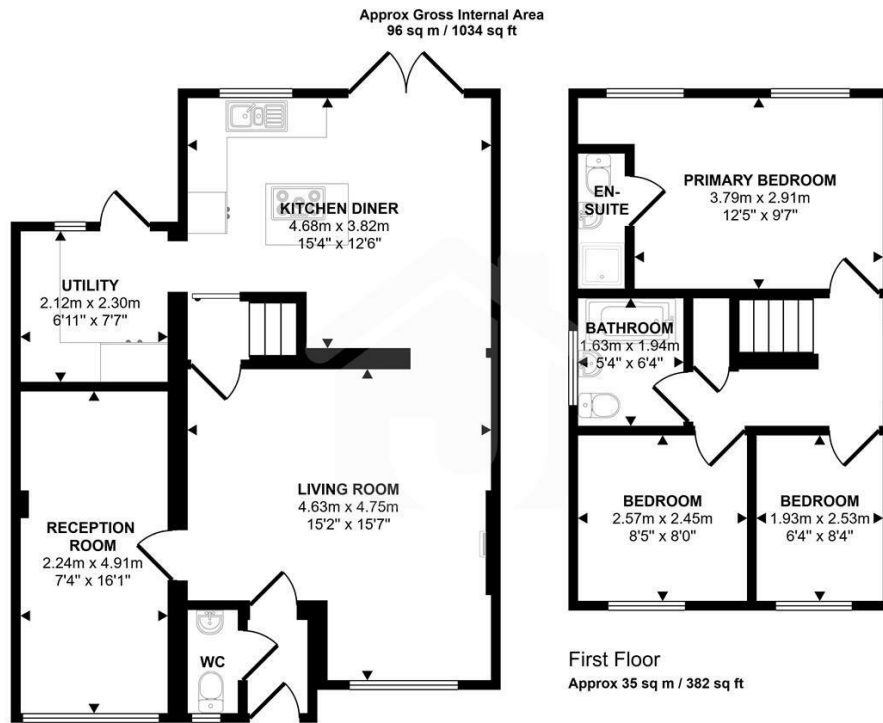


## LOCATION



## MEASUREMENTS

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Ground Floor  
Approx 61 sq m / 652 sq ft

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## VIEWINGS

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## LET'S TALK



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All properties are listed on Rightmove, Zoopla & our website.



## TERMS & CONDITIONS

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**3. The measurements** indicated are supplied for guidance only and as such must be considered incorrect.

**4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. These particulars** are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.