JUDGE
ESTATE AGENTS

2 SYCAMORE GROVE, GROBY LE6 0EG

£259,950
FREEHOLD

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

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LOCATED WITHIN A DESIRABLE LOCATION AND IMMACULATELY PRESENTED, COMES OFFERED FOR SALE THIS TWO BEDROOM DETACHED BUNGALOW. IN BRIEF, THIS LOVELY HOME BENEFITS FROM ENTRANCE PORCH, ENTRANCE HALLWAY, LIVING ROOM, CONSERVATORY, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM. TO THE REAR IS A VERY WELL PRESENTED GARDEN AND FROM THE FRONT IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE.
AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

ENTRANCE PORCH
With windows to the side and front aspects and a door to:

ENTRANCE HALLWAY
With an airing cupboard, loft access, radiator, power points and doors to:

LIVING ROOM 17'6 x 9'11 - 8'10
Benefiting from windows to the side aspect, radiator, power points, TV point and Conservatory doors to:

CONSERVATORY 9'8 x 7'9
Having windows to the rear and side aspects, power points and patio doors to the rear garden.

KITCHEN 11'10 x 7'3
Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, splash back tiling, power points, window to the front aspect, plumbing for washing machine and radiator.

MASTER BEDROOM 12'5 x 8'10
Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

SECOND BEDROOM 8'10 x 8'4
With a window to the front aspect, radiator and power points.

SHOWER ROOM
Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Radiator and Window to the front aspect.

REAR GARDEN
A lovely, well maintaned garden with a patio that then leads onto a mainly laid to lawn area having borders home to a variety of shrubs, plants and trees. There is also a pebbled area and outside tap.

PARKING
From the front there is off road parking that lends access to gated further off road parking along the side of the property to:

DETACHED GARAGE
With an up and over door.

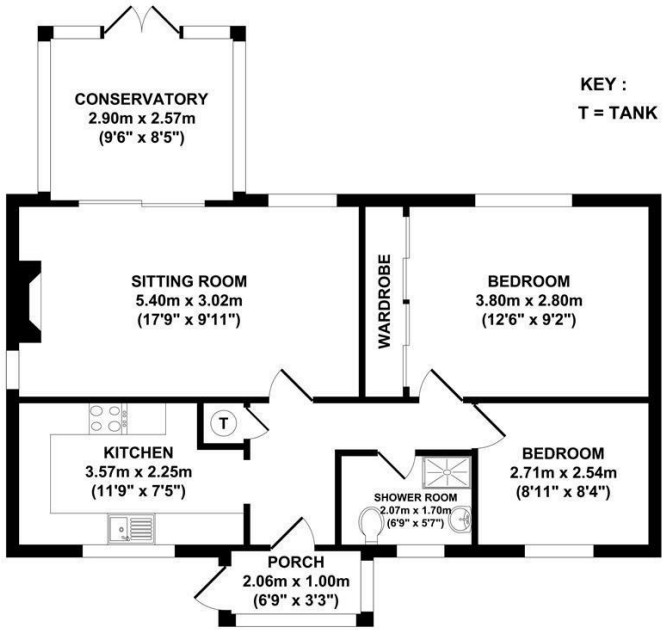
GROBY VILLAGE
Groby village is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, 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 & MEASUREMENTS
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.
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.

2 Sycamore Grove



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION

MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

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

ZOOPLA rightmove

TERMS & CONDITIONS

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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.