



**76 SYCAMORE
DRIVE, GROBY LE6 0EW**

£395,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET A VERSATILE AND WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW. THIS LOVELY HOME CAN BE IDEAL FOR THOSE WITH A DISABILITY OR HAS LIMITATIONS OF MOVEMENT WITH RAMPS AND WHEELCHAIR FRIENDLY ACCESS. THIS LOVELY HOME COMPRISES AMPLE OFF ROAD PARKING, ENTRANCE HALL, LIVING ROOM, KITCHEN, CONSERVATORY, EN-SUITE BEDROOM, TWO FURTHER BEDROOMS (ONE CURRENTLY BEING USED AS A DINING ROOM), SHOWER ROOM AND A SEPARATE WC. THERE IS A LOW MAINTENANCE MAINLY PAVED GARDEN. AN INTERNAL VIEWING COMES HIGHLY ADVISE TO FULLY APPRECIATE.



ENTRANCE HALL

There are doors that lead to:

LIVING ROOM 16'6 x 11'3

Benefiting from a bow fronted window, radiator, power points and a fire with feature surround.

KITCHEN 11'4 x 8'6

Having a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob with extractor, microwave, integral fridge/freezer, integral dishwasher, power points and sliding doors to the side aspect.

CONSERVATORY 19' x 11'5

Benefiting from windows to the rear and side aspects, power points, air conditioning system and patio doors to the rear aspect.

BEDROOM 13'3 x 12'2

There is a radiator, power points, patio doors to the front aspect and a door that leads to:

EN-SUITE

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

BEDROOM 12'7 x 8'8

Currently used as a Dining Room there is a window to the front aspect, radiator and power points.

BEDROOM 10'8 x 9'3

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a cupboard.

SHOWER ROOM

Comprising a low level WC, wash hand basin, Shower, two windows to the side aspect and a heated towel rail.

WC

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

GARDEN

There is a ramp from the side leading down to a mainly paved and raised bordered areas home to a number of shrubs and plants.

PARKING

From the front there is gated access to 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.
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.

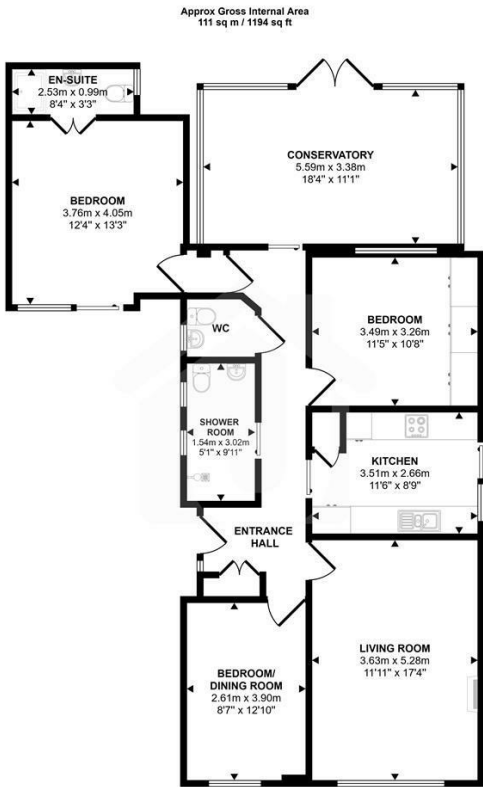


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Floorplan

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

 0116 236 7000  judgeestateagents.co.uk  sales@judgeestateagents.co.uk  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



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



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.