



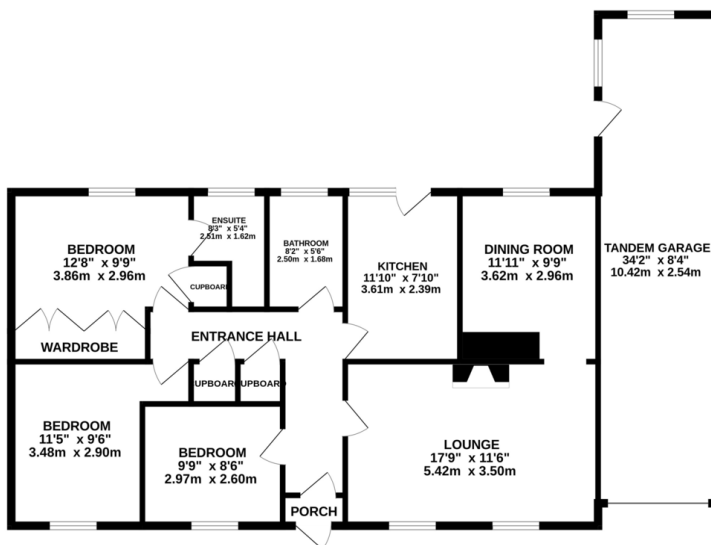
FOR SALE

3 Bed Detached Bungalow in Slate Brook Close, Groby, LE6 0EE
Offers Over £325,000

An executive detached bungalow nestled in a quite cul-de-sac in Groby. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, three bedrooms, en-suite to master, family bathroom, gardens to the front and rear, off road parking and tandem garage. Groby is a thriving village which retains amenities. It also has excellent connection to road networks both the city centre and to the motorways.



GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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	
WWW.EPC4U.COM			

- No Chain
- Detached Bungalow
- Quiet Cul-De-Sac
- Executive Build
- En-Suite To Master
- Tandem Garage
- Three Bedrooms
- Good Size Rear Garden

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

