



Stephenson Way, Groby, LE6

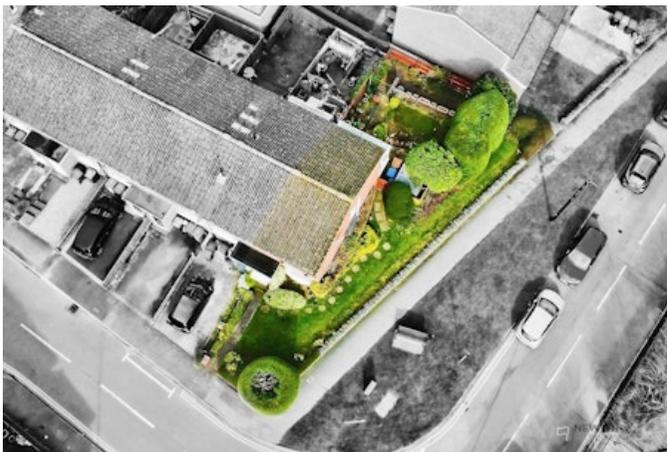
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£230,000



Key Features

- Two well proportioned bedrooms with built in storage
- End of terrace house
- In need of modernisation but boasting amazing potential
- Available with no upward chain
- Single garage located within a nearby block
- Desirable village location
- EPC rating TBC





Enjoying the use of a single garage to the rear, fall in love with this two bedroom end of terrace situated within the heart of the desirable village of Groby, within walking distance to local amenities. In need of modernisation but boasting incredible potential, the layout comprises of an entrance porch, lounge diner, kitchen and conservatory, with the first floor offering two well proportioned bedrooms and bathroom. Occupying a corner position, outside there are front and rear gardens. Having been occupied by the same family since 1979 and available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed into an entrance porch with a door leading through to the reception room, which offers space for both dining and comfortable seating. The room features a fireplace, a staircase rising to the first floor, and a characterful bay window to the front.

The kitchen is fitted with a range of units and includes a built-in oven, four-ring hob, sink with drainer, and the boiler. There is also a built-in cupboard for additional storage. A door from the kitchen leads through to the conservatory, providing further ground-floor living space, with dual-aspect glazing and access to the rear garden.

Moving upstairs

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms, both benefiting from built-in wardrobes. The bathroom is fitted with a three-piece suite comprising a bath, wash basin and WC, complemented by tiling.

Outside

Situated in the highly desirable village of Groby and within easy walking distance of a wide range of local amenities, this property occupies a corner plot. The front of the home features a lawned garden with a pathway leading to the entrance. To the rear, there is a split-level garden offering a

combination of lawned and paved areas, providing versatile outdoor space. The property also benefits from access to a single garage located in a nearby block.

Location

Groby is a well-served village situated on the edge of Charnwood Forest, offering a range of local facilities and everyday amenities.

The nearby A50 and A46 provide excellent transport links, affording convenient access to the M1 motorway, Leicester city centre, and the neighbouring centres of Loughborough.

For those who enjoy outdoor pursuits, local attractions include the nature reserve and lake at Groby Pool, as well as the renowned Bradgate Park located near the picturesque village of Newtown Linford.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion.

Hinckley & Bosworth - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing





monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

Agents Note

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Referrals

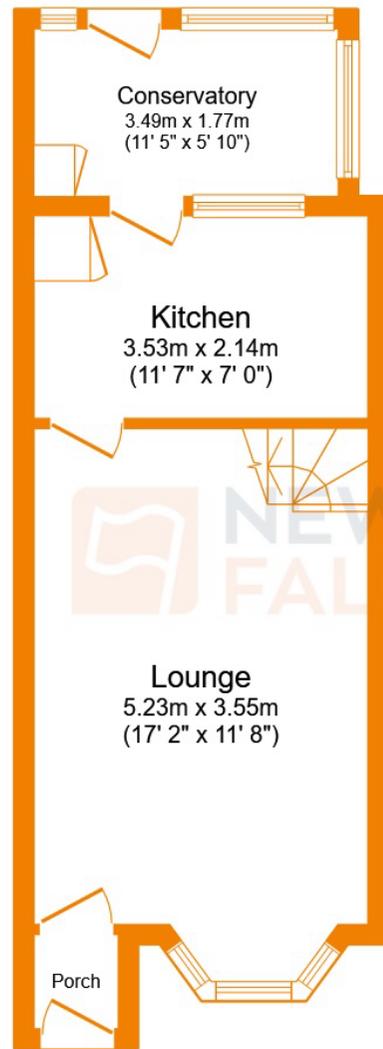
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

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Ground Floor



First Floor

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