



## 3 ELM CLOSE, GROBY LE6 OES

**OFFERS OVER £300,000**  
**FREEHOLD**



0116 236 7000



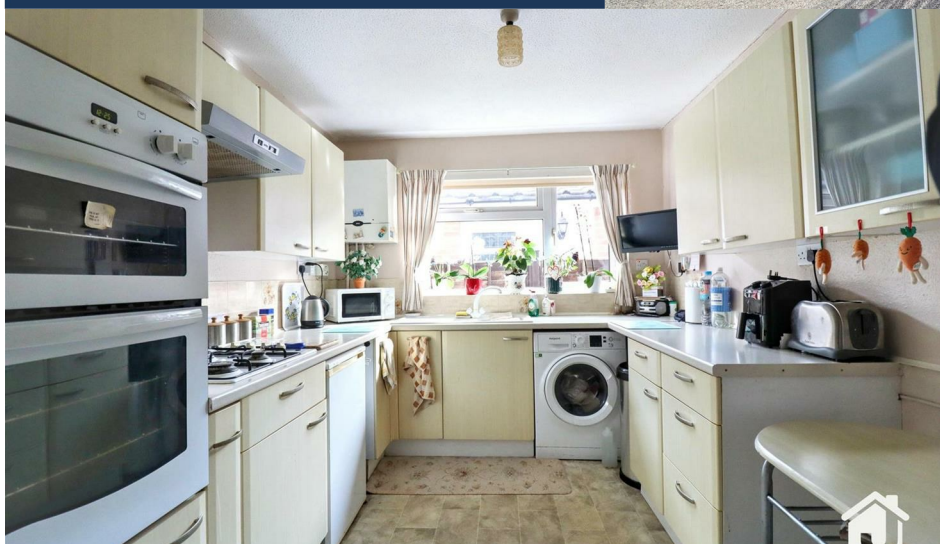
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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



WITHIN A CUL-DE-SAC POSITION AND BEING BASED ON THE HIGHLY SOUGHT AFTER VILLAGE OF GROBY COMES OFFERED FOR SALE THIS WELL PRESENTED, TWO BEDROOM DETACHED BUNGALOW. A LOVELY PROPERTY THAT IN BRIEF BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, KITCHEN, BATHROOM, TWO BEDROOMS WITH A CONSERVATORY OFF OF THE PRIMARY BEDROOM. TO THE REAR THERE IS A VERY WELL MAINTAINED AND PRESENTED GARDEN AND FROM THE FRONT, THERE IS OFF ROAD PARKING THAT LEADS TO THE INTEGRAL GARAGE.



**ENTRANCE PORCH**

There is a fitted cupboard, door to the Garage and door that leads to:

**ENTRANCE HALL**

There is a radiator, built in cupboard and doors that lead to:

**LIVING ROOM 20'8 x 11'10**

Benefiting from windows to both the front and side aspects, radiator, power points and a feature fire surround.

**KITCHEN 11'9 x 8'6**

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob and extractor, window to the side aspect, radiator and power points.

**PRIMARY BEDROOM 12' x 11'9**

Benefiting from power points, radiator, window and door to the rear aspect that leads to:

**CONSERVATORY 9'8 x 8'2**

With windows to the rear and side aspects, power points and a door to the rear garden.

**BEDROOM 10'9 - 8'8 x 9'2 - 5'5**

There is a window to the rear aspect, radiator and power points.

**BATHROOM**

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, radiator and a window to the side aspect.

**REAR GARDEN**

There is a paved area with a laid to lawn garden that appreciates borders home to a number of shrubs and plants as well as a gravelled area to the rear where there is a Shed.

**PARKING**

From the front there is off road parking that leads to:

**GARAGE 16'4 x 8'8**

Benefiting from an up and over door as well as the facilities of both power and lighting.

**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 WHATSOEVER IN RELATION TO THIS PROPERTY.



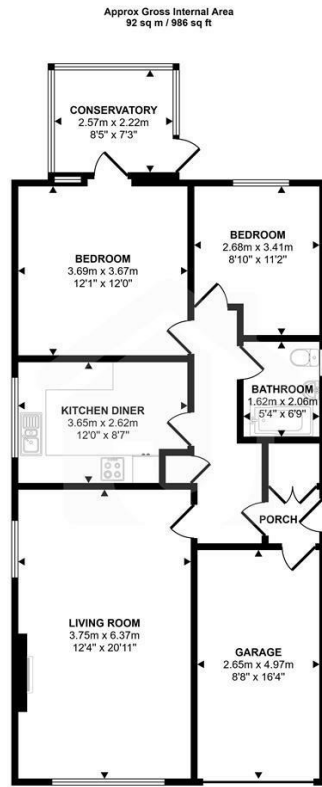


## LOCATION



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Floorplan

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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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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