



**4 FIELDCOURT
ROAD, GROBY LE6 0DG**

£299,950
FREEHOLD



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judgeestateagents.co.uk



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



LOCATED WITHIN A CUL-DE-SAC POSITION COMES OFFERED FOR SALE THIS LOVELY THREE BEDROOM SEMI-DETACHED HOUSE IDEAL FOR A FAMILY. AS WELL AS BENEFITING A MODERN KITCHEN AND BATHROOM, THERE ARE LINKS TO VERY HIGHLY REGARDED SCHOOLS AS WELL AS MOTORWAY AND CITY ACCESS. BRIEFLY AS YOU ENTER THERE IS AN ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING, FIRST FLOOR LANDING, THREE BEDROOMS AND A FOUR PIECE BATHROOM SUITE. THERE IS A WELL MAINTAINED REAR GARDEN WITH FANTASTIC SOCIAL AREA INCLUDING PIZZA OVEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE HOUSE TO A GARAGE. AN INTERNAL VIEWING COMES ADVISED TO FULLY APPRECIATE.



ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator and doors that lead to:

LIVING ROOM 13'8 x 11'4

Benefiting from a window to the front aspect, radiator and power points.

KITCHEN/DINING 17'5 x 11'9 - 10'6

There are a range of wall and base units with work surfaces, sink with a mixer tap, integral oven, hob with extractor, integral fridge/freezer, integral washing machine & dish washer, power points, radiator, window and patio doors to the rear aspect and a door that leads to:

WC

Comprising a low level WC, wash hand basin and a window to the side aspect.

FIRST FLOOR LANDING

There is a window to the side aspect, power point, loft access and doors that lead to:

BEDROOM 12'5 x 10'2

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes and drawers.

BEDROOM 10'8 - 10' x 9'8

Having a window to the rear aspect, radiator, power points and a built in cupboard.

BEDROOM 7'3 x 7'2

With a window to the front aspect, radiator and power points.

BATHROOM 8'6 x 7'7 - 4'9

Comprising a low level WC, wash hand basin, bath, walk in shower, heated towel rail and windows to both the side and rear aspects.

GARDEN

A lovely garden that comprises a paved patio that then leads onto a laid to lawn area having a social area with pizza oven.

PARKING

From the front there is off road parking that leads alongside this lovely home to the:

GARAGE 18'9 x 7'9

Benefiting from two windows to the side aspect, power points and a door to the side aspect.

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	78	83
(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

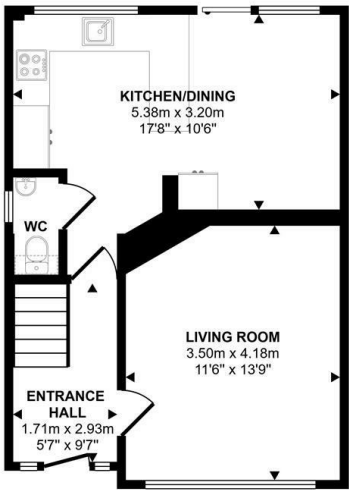


MEASUREMENTS

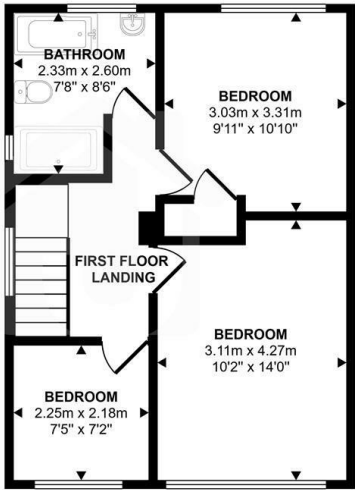
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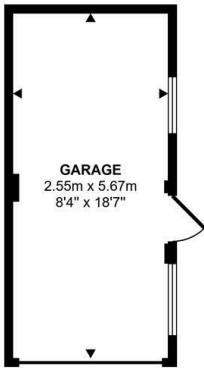
Approx Gross Internal Area
97 sq m / 1046 sq ft



Ground Floor
Approx 40 sq m / 435 sq ft



First Floor
Approx 42 sq m / 455 sq ft



Garage
Approx 14 sq m / 155 sq ft

Denotes head height below 1.5m

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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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