



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

ASKING PRICE £359,950
FREEHOLD



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



THIS IMMACULATE, TWO BEDROOM DETACHED BUNGALOW NEEDS TO BE SEEN TO FULLY APPRECIATE. WITH A BESPOKE LAYOUT AND A MODERN APPROACH, THIS LOVELY HOME OFFERS AN ENTRANCE HALL, LOUNGE, KITCHEN, DINING ROOM, GARDEN ROOM, TWO BEDROOMS (ONE WITH AN EN-SUITE) AS WELL AS A SHOWER ROOM. OUTSIDE YOU WILL FIND OFF ROAD PARKING AND TO THE REAR THERE IS A LOW MAINTENANCE, LANDSCAPED GARDEN. THIS PROPERTY ALSO BENEFITS WITH NO UPWARD CHAIN. JUDGE ESTATE AGENTS HIGHLY ADVISE ON AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

There is access to:

LOUNGE 19'9 x 9'9

Benefiting from a bay fronted window, feature panelling to wall with soft lighting, radiator and power points.

KITCHEN 11'8 x 7'

A modern kitchen with a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, hob, microwave, integral dish washer, integral fridge/freezer, power points, window to the front aspect and under unit lighting.

DINING ROOM 9'2 x 8'5

Having a radiator, power points and access to one of the Bedrooms as well as access through to:

GARDEN ROOM 13' x 8'6

Benefiting from windows to the rear aspect, power points and patio doors to the rear aspect with steps leading you down to the Garden.

BEDROOM 12'4 x 8'6

With a window to the rear aspect, radiator, power points and fitted wardrobes.

BEDROOM 12'5 x 6'9

Benefiting from a window to the rear aspect, power points, electric store heater and sliding door to:

EN-SUITE

Comprising a low level WC, wash hand basin, bath with shower over, heated towel rail and a window to the front aspect.

SHOWER ROOM

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

REAR GARDEN

An eye-catching landscaped garden which enjoys paved seating areas, accompanied by borders home to a number of plants and trees as well as an artificial lawn area.

PARKING

From the front there is 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.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. 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.

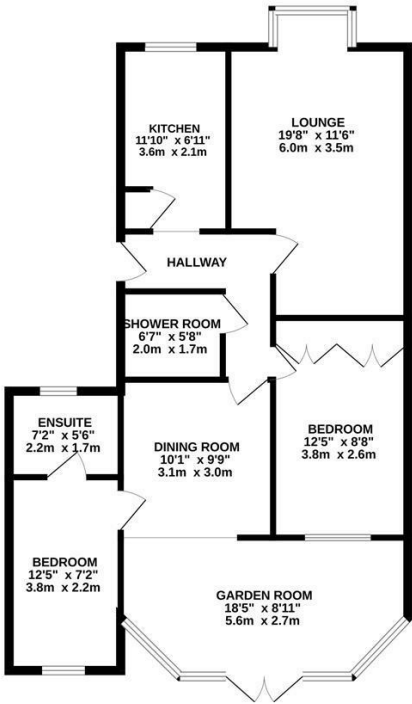
2. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3. 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.

4. 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



GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CS2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	73	80
	EU Directive 2002/91/EC	



MEASUREMENTS

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VIEWINGS

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

Money laundering

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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.