



NEWTON

7 Foxglove Drive, Groby - LE6 0DL

Guide Price £425,000

 **NEWTON FALLOWELL**

7 Foxglove Drive

Groby, Leicester

Occupying a family friendly cul de sac location in the highly desirable village of Groby, this four bedroom detached family home has been occupied by the same owners since built. Benefiting from gas central heating and double glazing throughout (replaced glazing to the front), the layout comprises an entrance porch and hallway, lounge with bay, formal dining room, breakfast kitchen, utility room and guest WC, with the first floor offering a larger than normal main bedroom with an en-suite shower room, three further bedrooms and a family bathroom with a four piece suite. Outside there is a driveway providing off road parking with access to a double garage, with front and rear gardens. Conveniently positioned for access to the A46, motorway network and Bradgate country park, this truly would make a great family home.

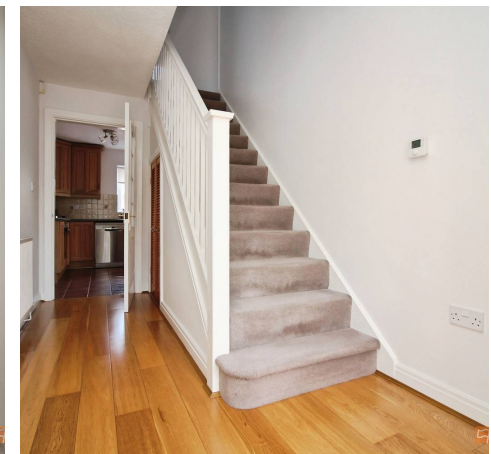
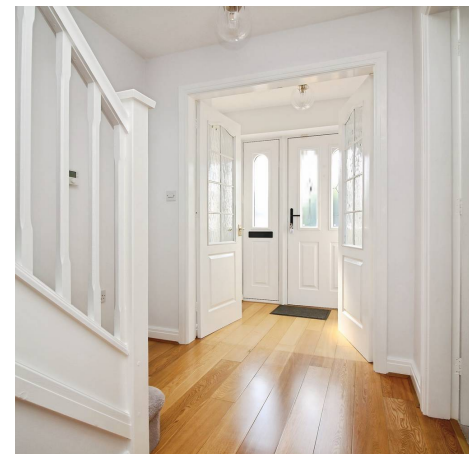
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four well proportioned bedrooms
- Detached family home
- Desirable cul de sac location
- Two reception rooms & breakfast kitchen
- Master bedroom with en-suite shower room
- Replaced double glazing to the front (2024)
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold /Tax Band E
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into an entrance porch with double doors opening into the inviting entrance hallway, complete with a useful storage cupboard and a staircase rising to the first floor. The principal reception room is centred around an feature fireplace and is filled with natural light courtesy of a walk-in bay window to the front elevation. A second, neutrally decorated reception room provides the ideal setting for formal dining and benefits from patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units complemented by work surfaces, a sink with mixer tap, splashback tiling, a built-in oven, and a five-ring gas hob with extractor hood. There is also space for two under-counter appliances. The kitchen comfortably accommodates a dining table and chairs and enjoys direct access to the rear garden via patio doors. The practical utility room offers additional storage and appliance space with access to a WC.

Moving upstairs

Ascending to the first floor, the carpeted landing provides access to four well-proportioned bedrooms, three of which benefit from built-in storage. The generous principal bedroom enjoys the added luxury of an en-suite shower room, fitted with a contemporary three-piece suite comprising a shower enclosure, wash hand basin and WC, complemented by stylish tiled surrounds. Completing the first floor is the family bathroom, appointed with a modern four-piece suite including a bath, separate shower enclosure, wash hand basin and WC, finished with complementary wall tiling.



Outside

Occupying a desirable cul-de-sac position, this corner plot benefits from a driveway providing off-road parking and access to a double integral garage complete with light and power. Gated side access leads to the rear garden, which enjoys a particularly private aspect and is predominantly laid to lawn. Well established with a variety of mature shrubs and planting, the garden is enclosed by a combination of part-walled and fenced boundaries. A paved patio sits adjacent to the property, creating the perfect space for outdoor dining, entertaining, or simply relaxing in peaceful surroundings.

Location

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.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band E. 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.





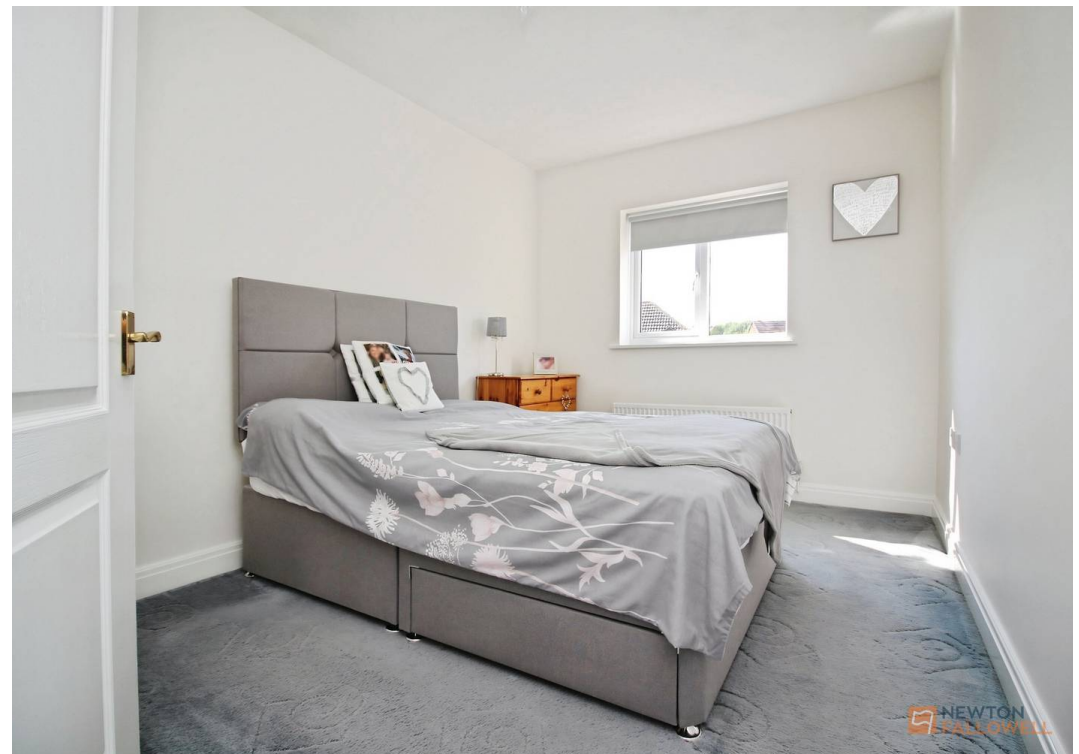
Making an Offer

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Agents Note

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Ground Floor



First Floor

Total floor area: 148.5 sq.m. (1,599 sq.ft.)

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