



Laundon Close - Groby

£390,000

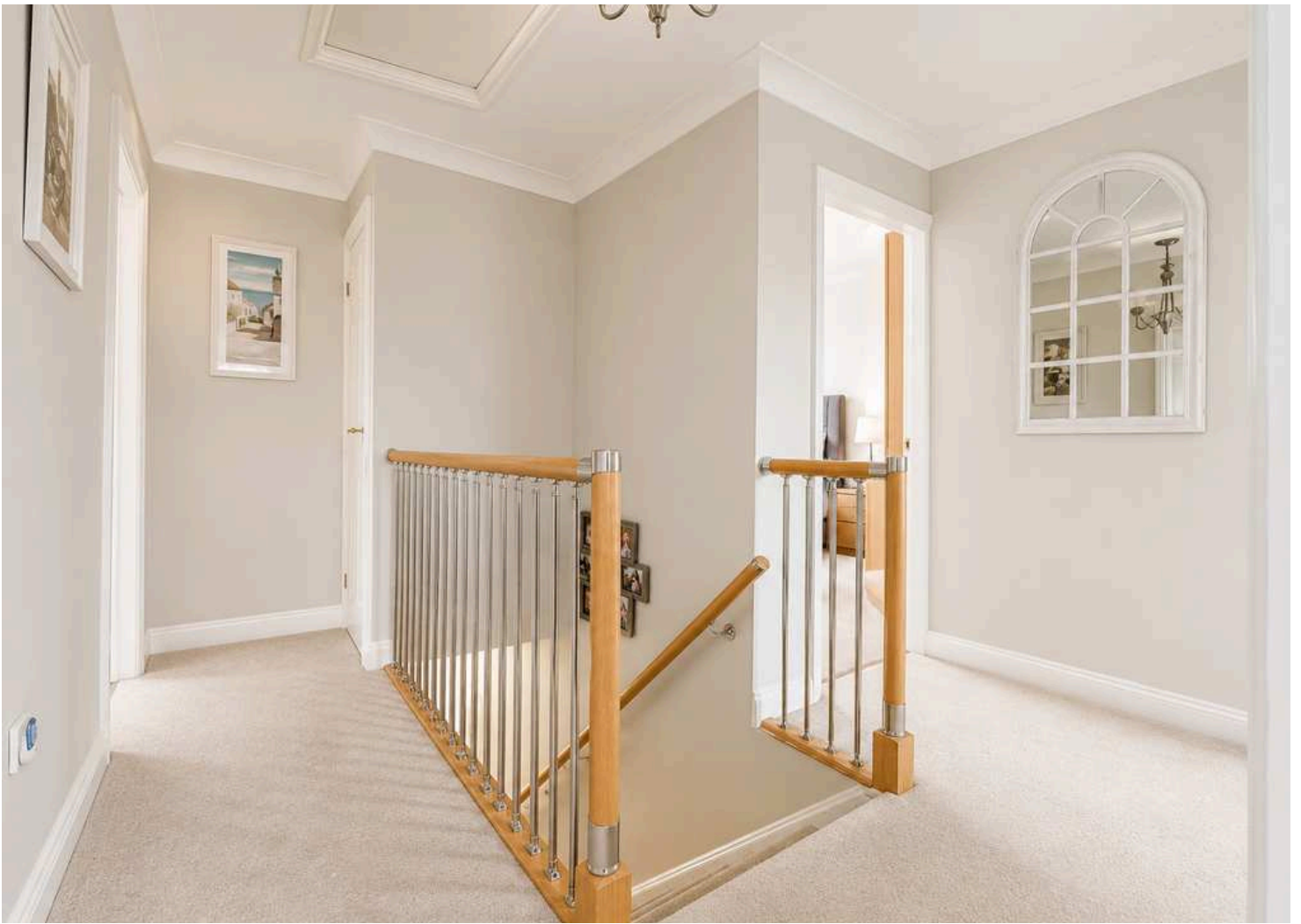
















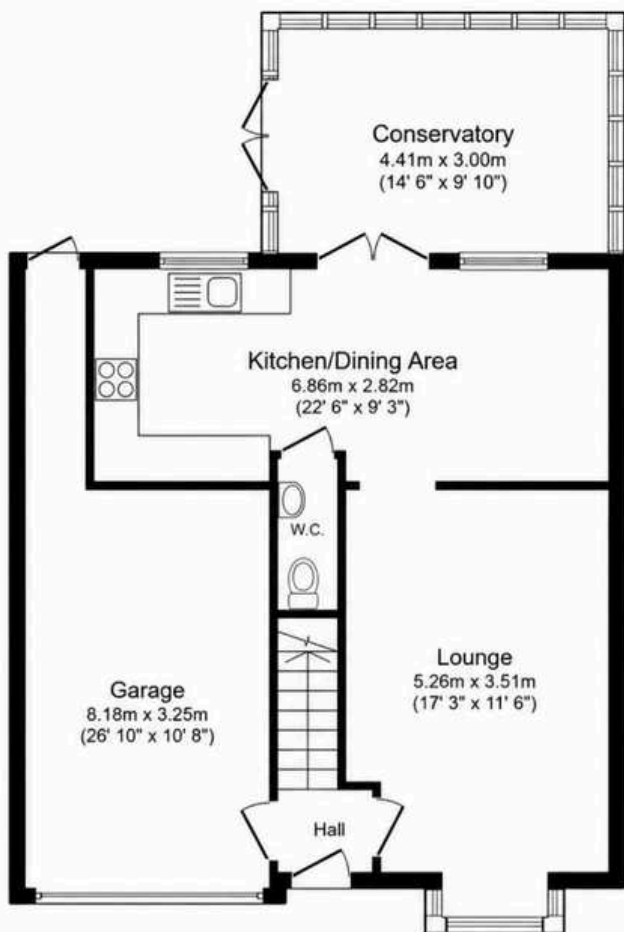






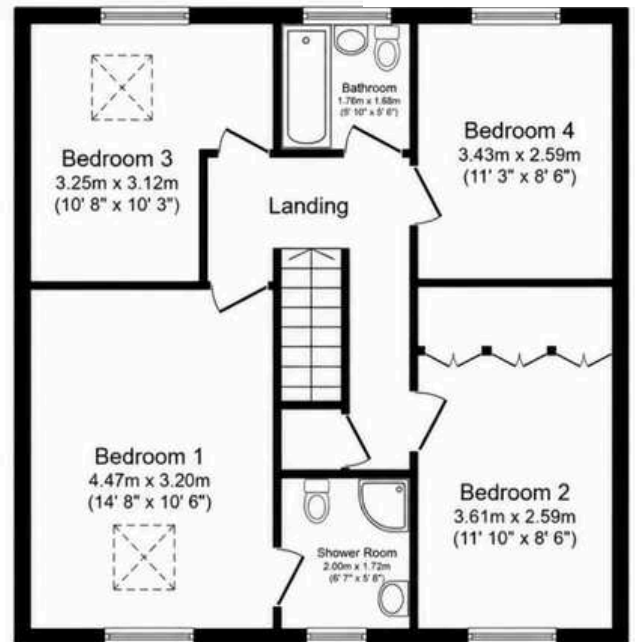


Floorplan & Plot



Ground Floor

Floor area 89.8 sq.m. (966 sq.ft.)



First Floor

Floor area 61.9 sq.m. (666 sq.ft.)

Total floor area: 151.7 sq.m. (1,633 sq.ft.)

In Brief

Situated within a sought-after Groby cul-de-sac, this extended four double bedroom detached home offers flexible family accommodation, a fantastic location and excellent access to highly regarded local schooling.

The accommodation comprises an entrance hall, lounge, full-width kitchen diner, conservatory and ground floor WC. The conservatory is a particular highlight, providing valuable additional living space overlooking the rear garden. The integral garage is accessed directly from the hallway and benefits from an electric roller door, offering secure parking, storage or potential for conversion, subject to any necessary consents.

Upstairs are four genuine double bedrooms, including a principal bedroom with fitted wardrobes and ensuite shower room, alongside a family bathroom. A boarded loft provides useful additional storage.

Outside, the property enjoys double-width driveway parking and an attractive enclosed rear garden featuring a patio seating and BBQ area, lawn and established borders. Mature, private and manageable, it provides the perfect setting for both family life and entertaining.

Location is a major selling point, with Lady Jane Grey Primary School nearby and both Brookvale and Groby Community College Campus within walking distance. Groby Village Centre, local woodland walks, Glenfield Hospital, Fosse Park and major motorway connections are all easily accessible. It's this combination of excellent schooling, green spaces and commuter convenience that continues to make Groby one of Leicestershire's most desirable villages.

A fantastic opportunity to secure a substantial family home in a prime village location.

Key Features

- Extended Detached Family Home
- Four Genuine Double Bedrooms
- Principal Bedroom with Ensuite
- Conservatory Providing Additional Living Space
- Integral Garage with Electric Roller Door
- Double-Width Driveway Parking
- Attractive Rear Garden with Patio & Lawn
- Walking Distance to Excellent Schooling & Village

Council Tax

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Awaiting EPC

Important Information for Buyers

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The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed purchase, whether that be a property or any other consumer goods. DEAL are committed to providing material information relating to the properties we are marketing to assist prospective buyers when making a decision to proceed with the purchase of a property. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information obtained from sources including but not restricted to HMRC Land Registry, Ofcom, Gov.uk and provided by our sellers.

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Information regarding heating systems, electrical installations, dates, condition, boundaries, planning matters and similar property details has been provided by the seller and/or sourced from available records, and has not been independently tested or verified by the agent. No appliances, services or equipment have been tested by the agent, and no warranty is given as to their condition or working order by the agent..

The property is offered for sale as seen. Buyers are strongly advised to instruct their solicitor and carry out any surveys, inspections or enquiries necessary to satisfy themselves before proceeding with a purchase.

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