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local estate agents

18 Windsor Avenue
Groby, LE6 0YF
£210,000

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Groby, Leicester, LE6 0YF

Well presented extended rear facing 2 bedroom 1980's quarter-style town house in popular residential location close to good shops, schools, recreational facilities and major road links. Full gas central heating (Worcester combi boiler) UPVC double glazed windows and doors, cavity wall insulation, solar panels. Spacious lounge with cloaks cupboard, dining area with sliding patio doors to rear garden, modern fitted kitchen with appliances. Upstairs landing, 2 bedrooms, fitted wardrobes, bathroom with white suite and shower over bath. Parking for 2 cars and a delightful garden to rear accessible from the property. Freehold - no upward chain. Council tax band B

Lounge-Diner

17'1" x 13'7" (5.22m x 4.15m)

A spacious open plan living room with stairs to first floor. UPVC double glazed entrance door, cloaks/meter cupboard, UPVC double glazed bay window to front, fitted carpet, radiator.

Kitchen- Diner

17'1" x 7'9" (5.22m x 2.38m)

In the dining area there are UPVC double glazed sliding patio doors to the rear gardens and fitted carpet. To the kitchen area there is a UPVC double glazed window to rear, radiator, tiled floor, wall mounted Worcester combination boiler. Fitted with a modern range of base, drawer & eye level units, work surfaces, tiled splashback, stainless steel sink unit with mixer tap. Built-in electric oven, gas hob with extractor hood. Free standing fridge/freezer and washing machine are to be included in the sale.

First Floor: Landing

Fitted carpet, access to loft with retractable ladder & light.

Bedroom One

10'5" x 8'4" (3.20m x 2.55m)

Good sized double bedroom with ample storage. UPVC double glazed window to rear, fitted carpet, radiator. Recessed large cupboard over the top of the stairwell & a recessed built-in wardrobe.

Bedroom Two

8'5" x 7'3" (2.58m x 2.22m)

UPVC double glazed window to front, fitted carpet, radiator.

Bathroom

6'0" x 5'4" (1.84m x 1.65m)

UPVC double glazed opaque window, tiled floor, mainly tiled walls, spotlights to ceiling, extractor fan, shaped shower bath with mains twin head shower over, pedestal wash hand basin, wc.

Outside

To the side of the property there is off road parking for two cars in tandem.
The benefit of a rear facing quarter style house is that there is direct access from the property to the rear garden. The garden is well kept with paved areas, shrubs, small trees and fully fenced boundaries.

Groby

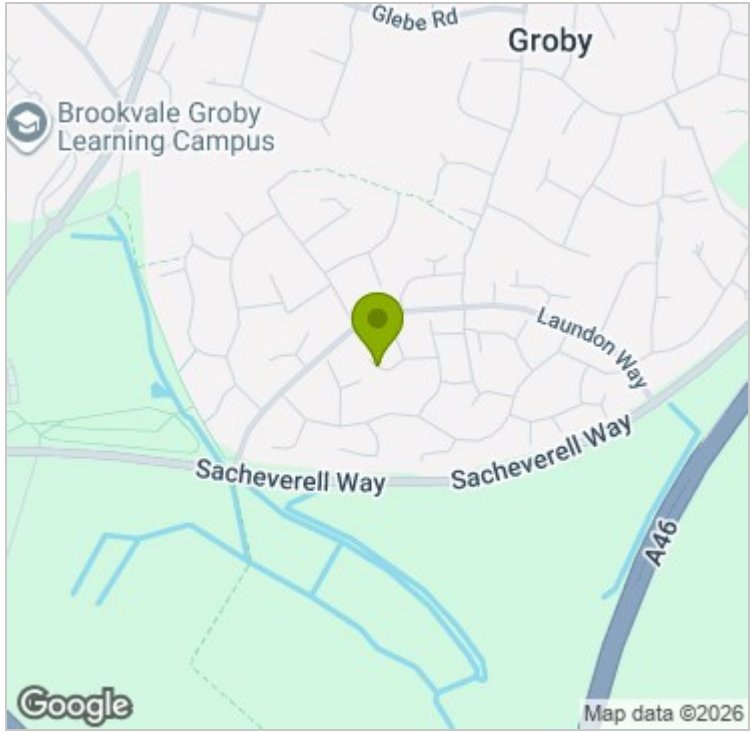
Groby (pronounced Grew-Bee) is a sought after village with a population of approx 7,000. One of the main reasons for the village's popularity is the range of schools for all ages, including three primary schools, Brookvale High School and the adjoining Six Form College. There is a busy Everard's pub The Stamford Arms, ex-servicemens club, a selection of take-aways, St Philip & St James church and a range of local shops. There are many period properties built of local stone and flint including The Old Hall with connections to Lady Jane Grey. There is easy access to M1, A46 & A50 main routes. Groby has access to local beauty spots such as Groby Pool, Martinshaw Woods and numerous recreational areas around the village.

Local Authority & Council Tax Info (HBBC)

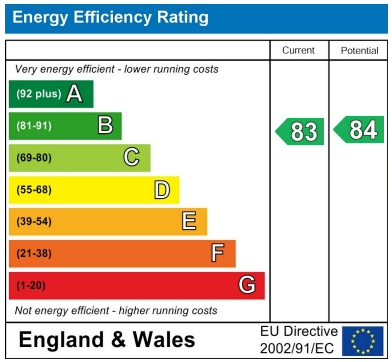
This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)
It has a Council Tax Band of B which means a charge of £1881.29 for tax year ending March 2027
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Glenfield Office on 0116 2990 990
if you wish to arrange a viewing appointment for this property or require further information.

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