



Lawnwood Road, Groby, LE6



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£325,000



## Key Features

- Three Bedroom Detached Bungalow
- Totally Renovated & Transformed
- Gas Central Heating (Fitted 2023) and Double Glazing
- Modern Fitted Kitchen & Bathroom
- Desirable Village Location
- Landscaped Rear Garden
- EPC rating D
- Freehold





Totally transformed and completely renovated, from a dated house to a fabulous contemporary abode, fall in love with this three bedroom detached bungalow situated in the highly desirable village of Groby and is conveniently located for access to major road links. Having undergone a program of refurbishment, the 'ready to move in' & neutrally decorated home features an entrance hall, lounge diner, modernised kitchen with built in appliances, three bedrooms and a bathroom comprising a four piece suite. A standout feature is the landscaped plot offering a paved driveway to the front giving access to the garden, with a particularly private garden at the rear. Having gas central heating (Fitted 2023) and double glazing throughout this property could make a superb home for a purchaser looking for a property in this highly sought after and convenient location.

### Externally

To the front of the property, a block-paved driveway provides off-street parking and leads to a detached single garage. Gated side access leads to the rear, where you'll find a landscaped garden designed to offer a sense of privacy. The garden features a patio area positioned adjacent to the property, ideal for outdoor seating and entertaining. There is also a lawned area, well-stocked planted borders, and fencing to the boundaries.

### Desirable Village Location

Lawnwood Road is situated on the outskirts of Groby, a well-regarded village located approximately six miles north-west of Leicester city centre. The area benefits from convenient access to the M1 and M69 motorway networks, as well as the nearby Fosse Retail Park. Groby offers a variety of local amenities catering to day-to-day needs, including a popular village school, public houses, and local shops. The village is also surrounded by some of Leicestershire's most

attractive open countryside, providing opportunities for scenic walks and outdoor recreation.

### Tenure & Council Tax

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

### Need independent Mortgage Advice? Get in Touch Today!

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."





### Agents Note

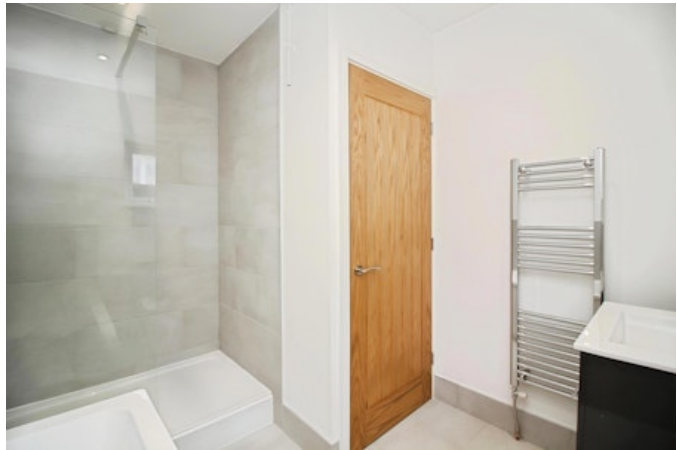
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

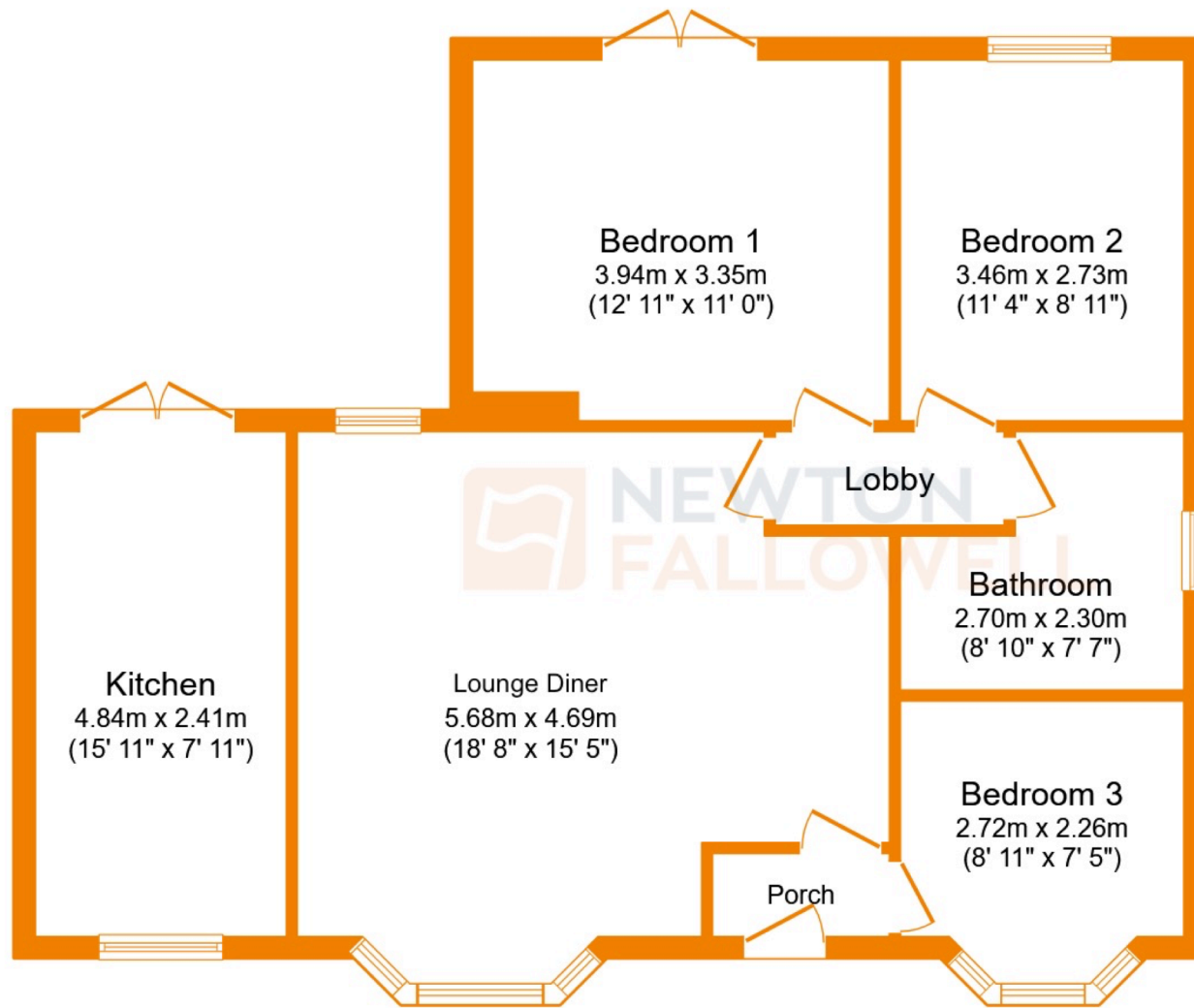
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

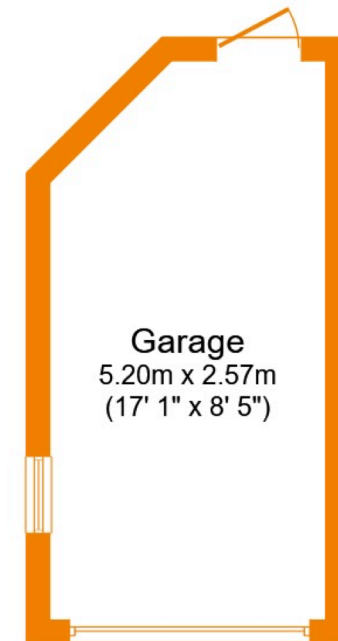
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

