



FERRERS RISE, GROBY, LE6 0GS
OFFERS IN EXCESS OF: £230,000

GAVIN HUMAN
MEMBER OF
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CAMBRIDGE ESTATE AGENT

This spacious, two bed detached bungalow is tucked away in a quiet cul-de-sac. The accommodation is clean and tidy throughout but is in need of further improvements.

One of the key features is the lovely sized rear garden, which is bigger than you might expect, as well as the detached single garage and off road parking.

Groby is a popular and well sought after village offering excellent commuter routes, with regular bus services into the city centre and for those travelling further afield, easy access onto the A46 and M1.

**To book your viewing call Gavin Human: 07388 057789.
property@gavinhuman.co.uk**



- Quiet cul-de-sac location
- Gas central heating and UPVC double glazing
- Clean and tidy throughout but in need of further updating
- Entrance hall and front sitting room
- Breakfast kitchen, two double bedrooms, bathroom
- Large rear garden, ample parking and garage
- Offered for sale with NO CHAIN

Set back off the road, there is a mature lawn with flower and shrub borders and a paved footpath leading to the front door. The driveway allows for tandem parking and has double gates that lead through to a DETACHED GARAGE with up and over door and electric light and power.

In addition to the spacious and bright front room, there is an entrance hall and an inner lobby giving access to the 2 bedrooms and bathroom. The kitchen has scope for further improvement with space to be exploited as a breakfast/ kitchen space.

Ideal for any keen gardener, the rear garden is bigger than you might expect. My clients have focussed on ease of maintenance and for this reason it is a blank canvas. Being predominantly laid to lawn with mature flower and shrub borders, fencing to the boundaries and gated access to the front.



Sitting room



Sitting room



Kitchen



Kitchen



Bedroom 1



Bedroom 2



Bathroom

The **PRINCIPAL BEDROOM** enjoys views over the back garden.

BEDROOM TWO is a double room and benefits from a double closet and views over the garden.

It has been suggested that either of the bedrooms could be repurposed as a second sitting room, with the addition of patio doors leading into the garden.

Just off the lobby is the **BATHROOM**, comprising a white three piece suite, offering a low level flush WC, wash hand basin, panel bath with shower over.



KEY INFORMATION

Property Type	Detached Bungalow
Bedrooms	Two
Council Tax	Band C
Square footage	725 sqft
EPC Rating	D
Age	1960's
Last sold date	2009
Title Number	TBC
Plot size	0.12 acres
Heating	Gas
Tenure	Freehold

LOCAL AREA

Local Authority	Hinckley & Bosworth Council
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	No

CONNECTIVITY

Estimated broadband speeds:

Download	76Mbps
Upload	15Mbps
Full Fibre	NO

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	Yes

Mobile Signals (based on calls indoors)

EE	Green
3 (Three)	Amber
O2	Green
Vodafone	Green

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Narborough Rail Station	6.27 miles
Leicester Rail Station	4.71 miles
Loughborough Rail Station	12.5 miles

Trunk Roads/Motorways

M1 J21A	1.41 miles
M1 J21	4.38 miles
M1 J22	3.76 miles
M69 J2	9.04 miles
M11 J10	15.01 miles

Airports/Helipads

East Midlands Airport	14.9 miles
Birmingham Airport	38.6 miles
Stansted Airport	109 miles

TRANSPORT (LOCAL)

Bus stops

Highfield Road	0.12 miles
Crane-Ley Road	0.14 miles
Stephenson Close	0.13 miles

SCHOOLS

Primary

Elizabeth Woodville Primary School	0.12 miles
Martinshaw Primary School	1.26 miles
Lady Jane Grey Primary School	0.38 miles

Secondary

Brookvale Learning Campus	0.04 miles
The Martin High School	1.89 miles
New College	2.35 miles

10 year history of average house prices by property type in LE6

Detached	+78.41%
Semi-Detached	+76.69%
Terraced	+70.66%

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EXPERIENCE
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KEY INFORMATION

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