

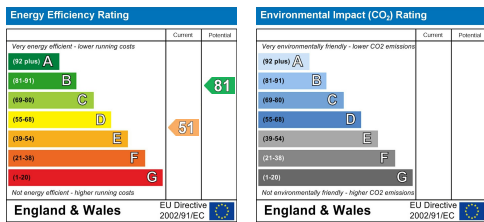


Markfield Road, Groby
Leicester, Leicestershire, LE6 0FT



Markfield Road, Groby Leicester, Leicestershire, LE6 0FT Guide Price £275,000

Extended to the rear, fall in love with this two bedroom detached bay fronted bungalow situated on the outskirts of Groby and is conveniently located for access to major road links. Ideal for a someone looking to downsize from a larger family home or a gardening enthusiast, the property offers off road parking to the front with a garden to the rear, which is larger than average and not directly overlooked from beyond. The layout of the bungalow then itself in brief comprises of an entrance hall, lounge with two feature fireplaces, open plan living kitchen diner extension, garden room, two double bedrooms and a contemporary shower room. Having gas central heating 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.



Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall gives access to some of the accommodation. With a hatch to the part boarded loft space boasting a ladder and light.

Lounge

22'3" not into bay x 11'9" max (6.78m not into bay x 3.58m max)

Enjoying light provided by a walk in bay window to the front elevation as well as a window to the side elevation, the primary living space features a multi fuel burner and open fireplace. With two central heating radiators, three wall lights, ceiling coving, wood effect flooring, built in cloaks cupboard and a door leading to the:

Open Plan Living Kitchen Diner

10'0" max x 26'0" (3.05m max x 7.92m)

The heart of the bungalow, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. Enlarged by an extension to the rear, this area of the home is perfect for families and those occasions when entertaining. Upon entry from the lounge, you walk into the kitchen area fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a range cooker, inset 1.5 sink and drainer unit with mixer tap, wall mounted Vaillant boiler and space for appliances. With a window to the rear elevation and open access through to the living diner area with dual aspect glazing, central heating radiator and patio doors leading to the:

Garden Room

11'8" x 7'5" (3.56m x 2.26m)

Presented with tiled flooring, there is dual aspect glazing, central heating radiator and a door leading to the garden.

Bedroom One

10'8" not into bay x 11'8" max (3.25m not into bay x 3.56m max)

Enjoying light provided by a walk in bay window to the front elevation, bedroom one is a double and offers wood effect flooring, central heating radiator and built in cupboard.

Bedroom Two

10'10" x 9'8" (3.30m x 2.95m)

A second double room offering a window looking into the extension, with wood effect flooring, coving and a central heating radiator.

Shower Room

7'0" x 6'2" (2.13m x 1.88m)

Fitted with a contemporary three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiled surrounds. With a double glazed window and traditional style column radiator.

Outside

The plot offers a driveway to the front providing off road parking for multiple vehicles. Side access leads to the rear garden not overlooked from beyond and offering a patio area adjacent to the accommodation ideal for outdoor entertaining, with a variety of colourful plants and shrubbery, outside tap and shed.

Tenure & Council Tax

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

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Agents Note

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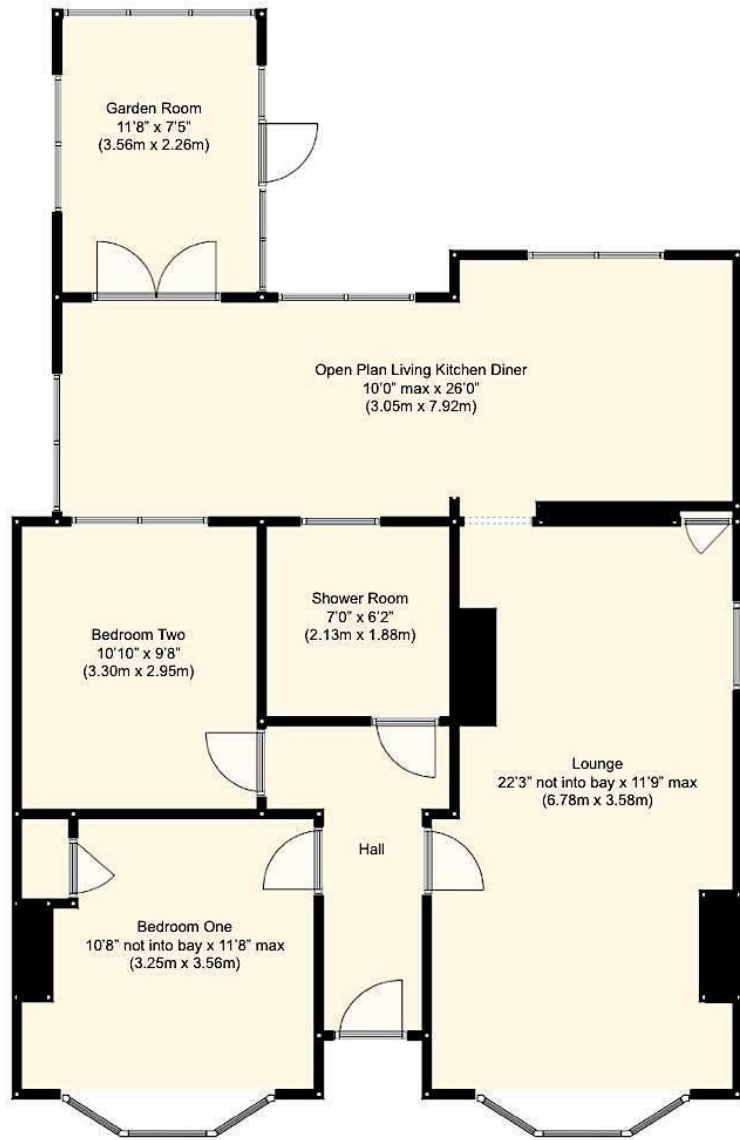
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