



- THREE BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION
- VERY WELL PRESENTED HOME

- OFF ROAD PARKING & GARAGE
- ADDITIONAL PARKING TO THE REAR
- COUNCIL TAX BAND - E

Price guide £395,000

<https://www.judgeestateagents.co.uk>





This unique and very well presented three bedroom detached bungalow is located fairly close to the centre of this highly regarded and sought after village. This impressive home is set well back from the road behind a deep front garden and internally comprises an Entrance Hall, Study, Living/Dining Room, Kitchen/Breakfast, Inner Hall, Three Bedrooms and a Four Piece Bathroom. Outside as already mentioned there is a generously lawn garden with decking as well as Off Road Parking that leads to the integral Garage and to the rear there is a well established Garden as well as an extra gated Off Road Parking space which is accessed from Greyland Paddock. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There are windows to the front aspect, radiator, door to the Living/Dining Room as well as a door that leads to:

#### STUDY

11'10 x 7' (3.61m x 2.13m)

Having a window to the rear aspect, radiator, power points and door that leads to stairs stepping down to the integral Garage.

#### LIVING/DINING ROOM

29'3 x 12'10 (8.92m x 3.91m)

Benefiting from windows to the front aspect, radiator, power points, fire, TV point, patio doors to the side aspect stepping down to the rear garden. There are doors leading to the inner hall and:

#### KITCHEN/BREAKFAST

16'8 x 10'11 (5.08m x 3.33m)

Having a range of wall and base units and work surfaces, sink with a mixer tap and drainer, integral oven, microwave, hob and extractor, integral fridge, island with breakfast bar with an integral wine fridge, radiator, power points, windows to the rear and side aspects and a door to the rear aspect accessing the rear garden.

#### INNER HALLWAY

With a radiator and doors that lead to:

#### WC

Comprising a low level WC and wash hand basin.

#### PRIMARY BEDROOM

12'10 x 11'9 (3.91m x 3.58m)

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

#### BEDROOM

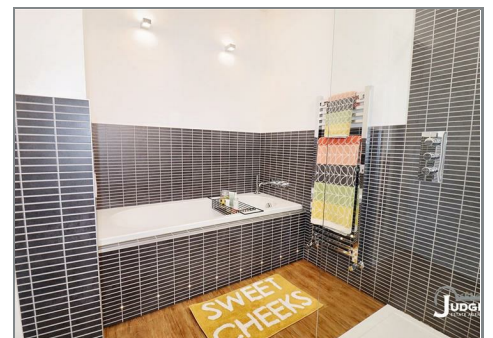
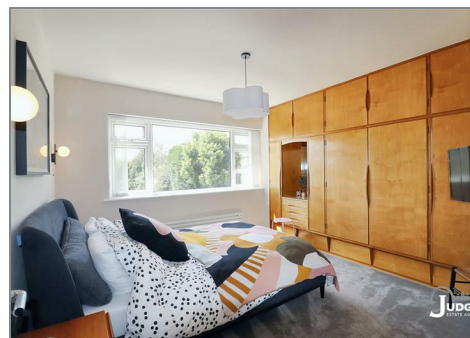
11'10 x 8'11 (3.61m x 2.72m)

With a window to the rear aspect, radiator and power points.

#### BEDROOM

9' x 6'11 (2.74m x 2.11m)

There is a window to the side aspect, radiator and power points.







#### BATHROOM

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, heated towel rail and two windows to the side aspect.

#### FRONT GARDEN

From the front of the property there is a decked area that steps onto a mainly laid to lawn garden with a good number of well established shrubs as well as plants.

#### REAR GARDEN

A well established garden with a couple of paved seating areas as well as a mainly laid to lawn garden and shed.

#### PARKING

From the front there is off road parking that leads to:

#### GARAGE

20'9 x 9'1 (6.32m x 2.77m)

Benefiting from an up and over door, plumbing for a washing machine, power points and lighting.

#### ADDITIONAL PARKING

Accessed via a private road (Greyland Paddock) there is gated access to extra parking.

#### GROBY VILLAGE

Groby village is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the East Midlands International Airport at Castle Donington, the A46 Western By-Pass which links Groby with Nottingham in the north and Junction 21 of the M1\M69\M42 major road network in the west for travel north, south and west, and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

#### VIEWINGS

We always like any potential purchaser to follow our four

steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

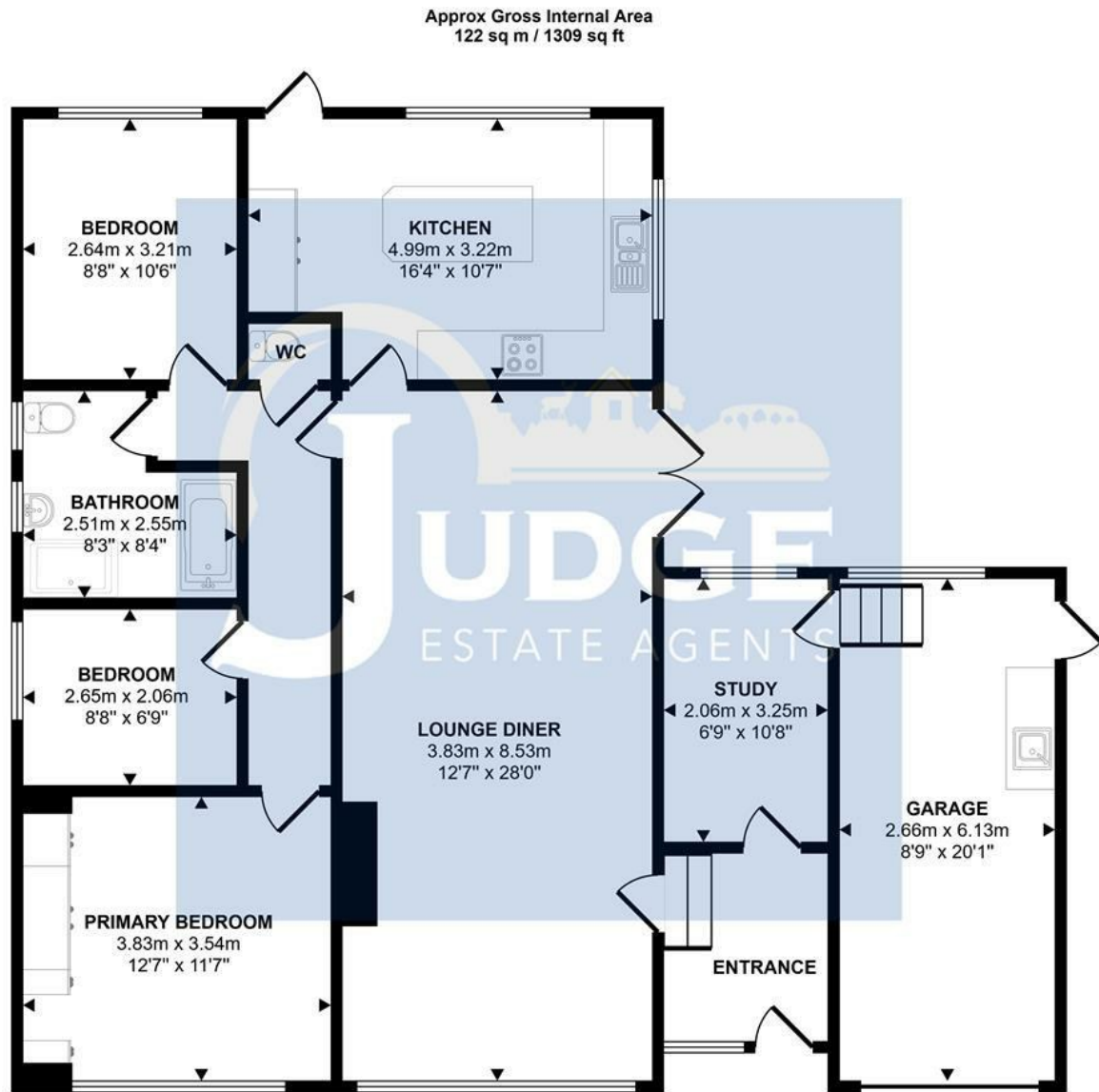
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

