



- THREE BEDROOM DETACHED HOUSE
- IDEAL FAMILY HOME
- REPUTABLE SCHOOL CATCHMENT

- EN-SUITE PRIMARY BEDROOM
- HIGHLY REGARDED VILLAGE LOCATION
- COUNCIL TAX BAND - C

Asking price £365,000

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



Judge Estate Agents are proud to offer to the market this impressive and versatile three bedroom Detached House that resides upon one of the most highly sought after villages in Leicestershire. As you enter this lovely home benefits from an Entrance Hall, WC, Living Room, Reception Room, Kitchen/Dining, Utility, First Floor Landing, Three Bedrooms with an En-Suite to the Primary Bedroom as well as a Family Bathroom. To the rear, there is an established and well maintained garden and from the front there is brick paved Off Road Parking. A viewing comes highly advised to appreciate.

ENTRANCE HALL

There is a door that leads to the Living Room and a door that leads to:

WC

Comprising a low level WC, wash hand basin, window to the front aspect and a radiator.

LIVING ROOM

15'9 - 11'8 x 15'6 (4.80m - 3.56m x 4.72m)

Benefiting from a window to the front aspect, radiator, power points, feature fire surround, door that leads to the stairway and also to the Kitchen and a door that leads to:

RECEPTION ROOM

15'9 x 7'6 - 7'2 (4.80m x 2.29m - 2.18m)

Having a window to the front aspect, radiator and power points.

KITCHEN/DINING

15'5 - 9'8 x 12'7 (4.70m - 2.95m x 3.84m)

There are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, grill, radiator, power points, island with breakfast bar and hob, window and patio doors to the rear aspect and access to the stairway and access through to:

UTILITY

7'6 x 7'2 (2.29m x 2.18m)

With a range of wall and base units and work surface, plumbing for a washing machine, power points, window and door to the rear aspect.

FIRST FLOOR LANDING

With a fitted cupboard, window to the side aspect, radiator, loft access and doors that lead to:

PRIMARY BEDROOM

12'6 x 9'6 (3.81m x 2.90m)

Benefiting from two windows to the rear aspect, radiator, power points and a door that leads to:





EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower and a heated towel rail.

BEDROOM

8'9 x 8'6 (2.67m x 2.59m)

There is a window to the front aspect, radiator, power points and fitted cupboard.

BEDROOM

8'6 x 6'5 (2.59m x 1.96m)

Having a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, heated towel rail and a window to the side aspect.

REAR GARDEN

A well established and eye-catching garden that enjoys a patio that leads onto a mainly laid to lawn area with borders

home to a number of shrubs and plants. There is a generously sized shed/workshop as well as storage to the side of this lovely home.

PARKING

From the front there is brick paved off road 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

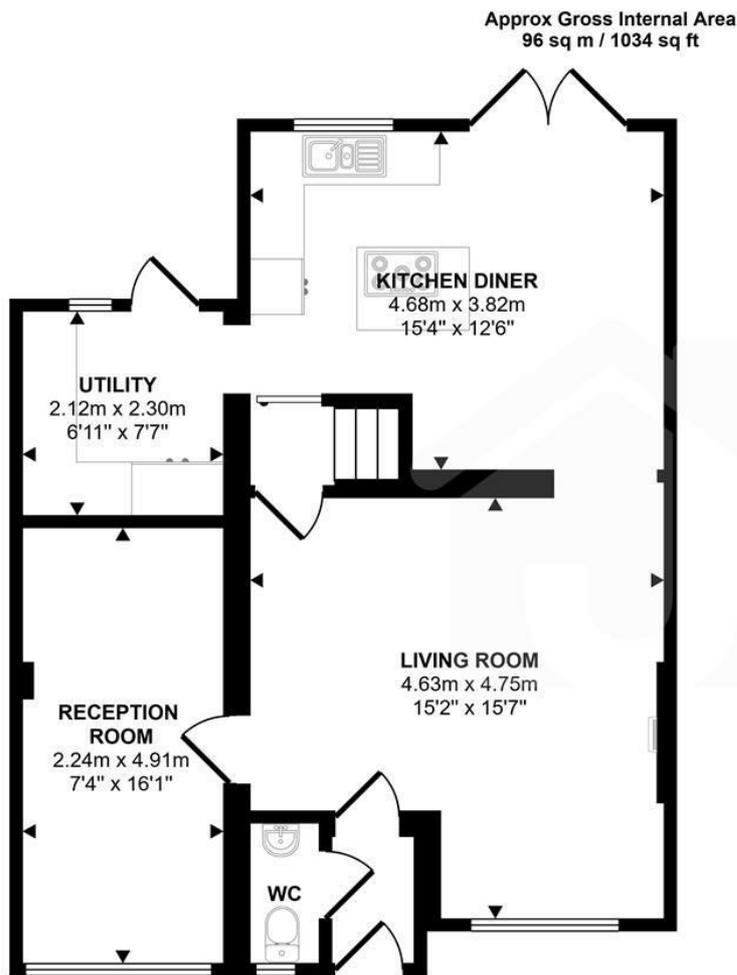
- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

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

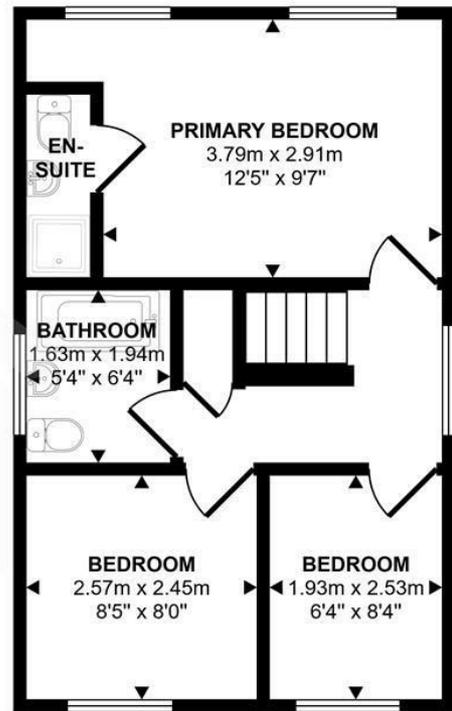
MEASUREMENTS & FLOORPLANS

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.





Ground Floor
Approx 61 sq m / 652 sq ft



First Floor
Approx 35 sq m / 382 sq ft

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) A			85
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

