JUDGE
ESTATE AGENTS

36 FERN CRESCENT, GROBY LE6 0BE

£368,000
FREEHOLD

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judgeestateagents.co.uk

13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ





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JUDGE ESTATE AGENTS ARE PROUD TO OFFER TO THE MARKET A VERY WELL PRESENTED TWO/THREE BEDROOM DETACHED BUNGALOW LOCATED WITHIN A HIGHLY REGARDED POSITION IN THIS THRIVING VILLAGE. AS YOU ENTER THE PROPERTY THERE IS AN ENTRANCE PORCH WHICH LEADS TO THE ENTRANCE HALL WITH DOORS GIVING ACCESS TO THE LIVING ROOM, CONSERVATORY, WC AND A DOOR TO THE GARAGE. FROM THE ENTRANCE HALL THERE IS ALSO ACCESS TO THE KITCHEN/DINING, REAR PORCH WHICH ALSO HAS ACCESS TO THE BEDROOM/STUDY. THERE IS ALSO ACCESS TO TWO BEDROOMS AND A SHOWER ROOM FROM THE ENTRANCE HALL. OUTSIDE THERE IS A MATURE, WELL ESTABLISHED AND PRESENTED GARDEN AND FROM THE FRONT, OFF ROAD PARKING THAT LEADS TO THE INTEGRAL GARAGE.







ENTRANCE PORCH
There is a window to the front aspect and door to:

ENTRANCE HALL
There is a radiator, power point, fitted cupboard and doors to:

LIVING ROOM 19'7 x 11'1
Benefiting from a window to the front aspect, radiator, power points, TV point, feature fire surround and Conservatory doors to:

CONSERVATORY 14'10 x 7'10
With windows to the rear and side aspects, power points, door to the rear garden, door to the Garage and door to:

W C
Comprising a low level WC, Wash hand basin and a Window to the rear aspect.

KITCHEN/DINING 16'9 x 9'4
There are a range of wall and base units having work surfaces, sink with mixer tap and drainer, integral oven, grill, hob with extractor, power points, window to the rear aspect, radiator and door to the side porch with power points and door to:

THIRD BEDROOM 9'10 x 9'4
Having a window to the rear aspect, radiator and power points.

MAIN BEDROOM 14' x 10'4
Benefiting from a window to the front aspect, radiator and power points.

SECOND BEDROOM 12'10 x 8'6
With a window to the side aspect, radiator and power points.

SHOWER ROOM 7'4 x 6'5
Comprising a low level WC, Wash hand basin, Walk in Shower, Window to the side aspect, Vanity cupboard, Heated Towel Rail and Complimentary tiling.

REAR GARDEN
An eye-catching, low maintenance garden with a patio that leads to a mainly laid to lawn area having borders home to a variety of shrubs and plants. There is also a seating area and Conservatory.

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

GARAGE 15'2 x 7'7
Benefiting from an up and over door with the facilities of both power and lighting.

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.

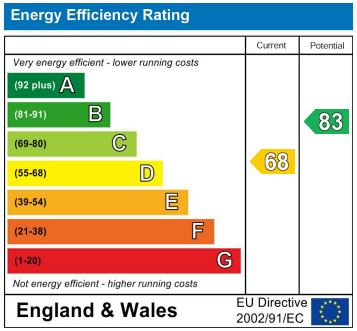
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance 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.

MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we

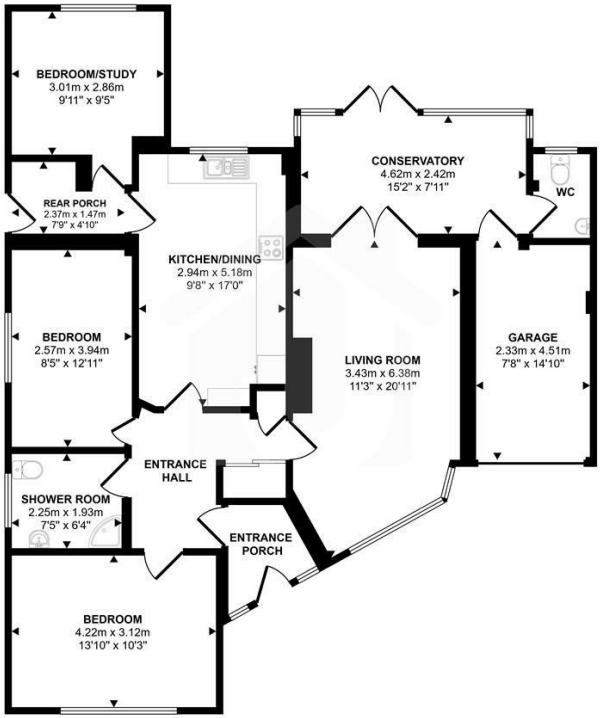








Approx Gross Internal Area
116 sq m / 1252 sq ft



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.

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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.

LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.