



## 1 ELM CLOSE, GROBY LE6 0ES

**£355,000**

**FREEHOLD**

0116 236 7000

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



POSITIONED ON A CORNER PLOT WITHIN THIS HIGHLY FAVOURABLE VILLAGE LOCATION OFFERED FOR SALE IS THIS FANTASTIC, EXTENDED THREE BEDROOM DETACHED BUNGALOW. A LOVELY BUNGALOW THAT IN BRIEF BENEFITS AN ENTRANCE PORCH, ENTRANCE HALL, OPEN AND SPACIOUS LIVING/KITCHEN/DINING ROOM, THREE BEDROOMS WITH AN EN-SUITE TO THE THIRD BEDROOM/STUDY AND A SHOWER ROOM. OUTSIDE TO THE REAR IS A LOW MAINTENANCE GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO AN INTEGRAL GARAGE.



#### ENTRANCE PORCH

There is a radiator and door that leads to:

#### ENTRANCE HALL

Having a radiator, fitted cupboard, power point and doors that lead to:

#### KITCHEN/DINING AREA 19'5 x 12'10

There are free standing Kitchen units with work surfaces, double basin with a mixer tap, plumbing for a washing machine, power points and then the room flows through to:

#### LIVING ROOM AREA 22'4 x 11'8

Benefiting from a window to the side aspect, radiator, power points and Bi-Folding doors to the rear garden.

#### PRIMARY BEDROOM 15'9 x 9'11

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

#### BEDROOM 13'1 x 8'11

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

#### THIRD BEDROOM/STUDY 9'11 x 7'5

Benefiting from a window to the rear aspect, radiator, power points and access to:

#### EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, window to the rear aspect and a heated towel rail.

#### SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, Complimentary tiling, window to the side aspect, tiled flooring and a heated towel rail.

#### REAR GARDEN

A low maintenance garden that appreciates mainly paved patio and gravelled areas as well as a Shed. There is gated access to the front of this lovely home.

#### PARKING

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

#### GARAGE

Benefiting from an up and over door.

#### 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

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.

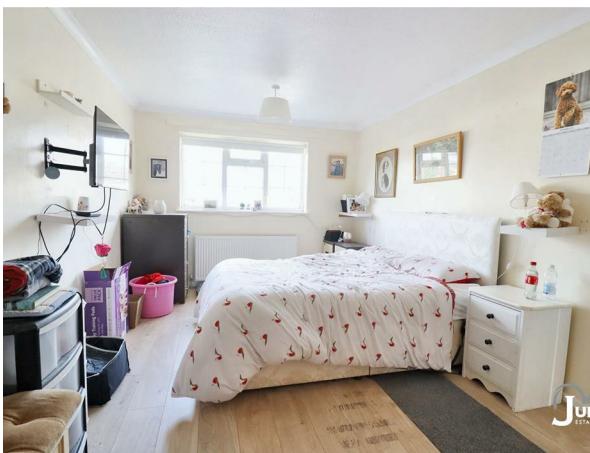
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

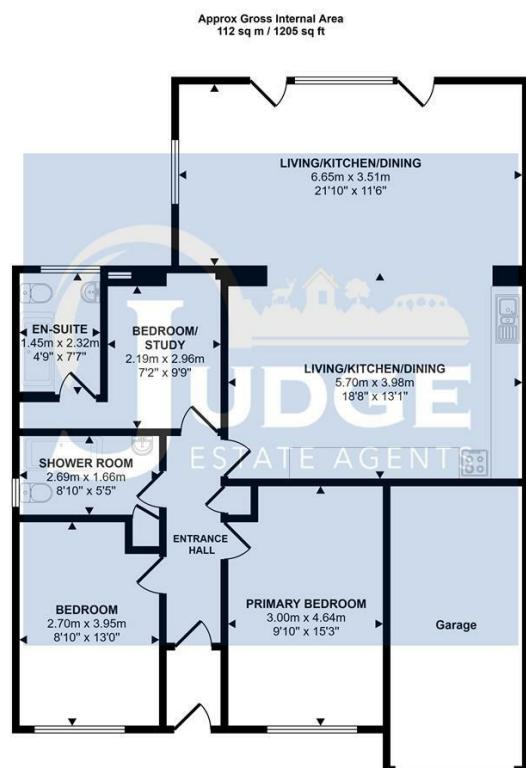
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.





## LOCATION



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 Snappy 360.

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK

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

## TERMS & CONDITIONS

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