

**ROY GREEN**  
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

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SALES • LETTINGS • LAND • AUCTIONS • SURVEYS



**12 Larchwood Avenue, Groby  
Leicester LE6 0ER**

**Asking price £300,000**

In this popular village cul de sac location and being offered with no upward chain comes offered for sale this generously sized three bedroom, detached bungalow. A property, ideal for the next purchaser to add 'their own touch' too, in brief benefits from Entrance Hall, Living Room through to Dining Room,, Kitchen, Master Bedroom with En Suite, Two further Bedrooms and a Bathroom. To the outside there are very well presented mature gardens and off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL VIEWING FOR MORE INSIGHT.



## ENTRANCE HALL

Having a radiator, power point, phone point and doors to:

## LIVING ROOM

17'9 x 11'2 (5.41m x 3.40m )

Benefiting from two windows to the front aspect, radiator, power points, TV point, fire with feature surround and then access through to:

## DINING ROOM

11'2 x 9'7 (3.40m x 2.92m)

Having a radiator, power points and patio doors to the rear garden.

## KITCHEN

11'11 x 7'10 (3.63m x 2.39m)

Having a range of wall and base units with work surfaces, sink with mixer tap and splash back tiling, power points, radiator, window and door to the rear aspect.

## MASTER BEDROOM

12'7 - 9'3 x 11'10 - 8'3 (3.84m - 2.82m x 3.61m - 2.51m)

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

## EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Window to the rear aspect.

## SECOND BEDROOM

11'3 x 9'2 (3.43m x 2.79m )

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

## THIRD BEDROOM

9'9 x 8'6 (2.97m x 2.59m)

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

## BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Radiator and a Window to the rear aspect.

## GARDENS

To the front there are laid to lawn gardens and to the rear you will find a patio that leads onto a mainly lawned area with borders home to a variety of shrubs, plants and trees including a lovely Rose bush.

## PARKING

There is off road parking that leads to:

## GARAGE

17'6 x 8'3 (5.33m x 2.51m )

Benefiting from an up and over door with power and lighting.

## GROBY VILLAGE

Groby village is situated 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 City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, 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.

Groby offers a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including excellent golf courses at Rothley, Lingdale, Kirby Muxloe and Botcheston, Bradgate Park and regular bus services to the Leicester City centre.

## DIRECTIONS

Entering Groby along Leicester Road, take a left hand turning into Pymm Ley Lane, take the fourth turning on the right into Larchwood Avenue. For SAT NAV please input LE6 0ER.



For complete independent professional advice including  
Property Sales and Advice • Valuations and Reports • Service Charge Management  
Commercial and Residential Property Agency • Acquisitions • Development Management Consultancy

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Rate	Score	Rate	Score
Very energy efficient - near-zero carbon	A	Very environmentally friendly - near-zero CO <sub>2</sub> emissions	A
Energy efficient	B	Environmentally friendly	B
Decent	C	Decent	C
Needs improvement	D	Needs improvement	D
Low energy efficiency - high carbon	E	Low environmental friendliness - high CO <sub>2</sub> emissions	E
Very low energy efficiency - very high carbon	F	Very low environmental friendliness - very high CO <sub>2</sub> emissions	F
Very poor energy efficiency - extremely high carbon	G	Very poor environmental friendliness - extremely high CO <sub>2</sub> emissions	G

