



55 Leicester Road, Groby, Leicester LE60DQ

MOORE
& YORK



Property at a glance:

- Five Bedroom Detached Family Home
- Large Rear Garden Offering Great Potential Development(STP)
- 48Ft Rear Workshop
- Sought After Village Location
- No Upward Chain
- Ample Parking & Double Garage
- Gas Central Heating & D\G

Asking Price £575,000 Freehold



Spacious detached five bedroom family home situated in the heart of the sought after village of Groby standing on a large rear plot(172ft x 50ft) with 48Ft workshop, offering great potential for further development(STP). The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, spacious lounge, kitchen/dining room, outer hallway, cloakroom/WC, utility room with access to workshop, and bedroom with en-suite and to the first floor master bedroom with shower and vanity basin, three further bedrooms, cloakroom and family bathroom. The property is approached by a tarmac driveway providing ample parking leading to detached double garage with extensive plot to rear previously the village school playground which offers great flexibility of use.

DETAILED ACCOMMODATION

UPVC sealed double glazed leaded light door leading to;

ENTRANCE PORCH

Radiator, Quarry tiled floor, hardwood and glazed door leading to:

ENTRANCE HALL

Parquet wood flooring, double radiator, stairs leading to first floor accommodation, cloaks cupboard.



LOUNGE

22' 10" x 17' 3" (6.96m x 5.26m) Open fire set in display stone surround with hardwood mantle and matching plinths to either side, UPVC sealed double glazed bow window and window to front aspect, UPVC sealed double glazed French doors leading to rear garden, TV point.

KITCHEN/DINING ROOM

19' 4" x 12' 8" max narrowing to 8'10"(5.89m x 3.86m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over in matching hood, integrated dishwasher, fridge/freezer space, UPVC sealed double glazed window, central archway leading to dining area.





SAMSUNG

10 YEAR WARRANTY

Water Dispenser



OUTER HALLWAY

Quarry tiled flooring, storage cupboard, private door to garage.

CLOAKROOM/WC

Two piece suite comprising low level WC and wash hand basin, half tiled walls

BEDROOM

10' 3" x 8' 6" (3.12m x 2.59m) Radiator, UPVC sealed double glazed window.

EN-SUITE SHOWER ROOM

8' 5" x 5' 10" (2.57m x 1.78m) Three piece suite comprising easy wipe corner shower, vanity sink unit set in bathroom unit incorporating WC, radiator, tiled throughout.

UTILITY ROOM

8' 8" x 7' 8" (2.64m x 2.34m) Sink unit with cupboard under, plumbing for washing machine, UPVC sealed double glazed window and door to rear aspect. Access to;

TIMBER WORKSHOP

48' 0" x 12' 8" (14.63m x 3.86m) Power and light, dual aspect windows.

FIRST FLOOR LANDING

Access to loft space, radiator, UPVC sealed double glazed window.

BEDROOM 1

16' 5" x 11' 1" (5.00m x 3.38m) Duel aspect UPVC sealed double glazed window, radiator, shower cubicle and vanity sink unit, fitted wardrobes.

BEDROOM 2

12' 1" x 9' 8" (3.68m x 2.95m) Radiator, UPVC sealed double glazed window, fitted wardrobes

BEDROOM 3

10' 10" x 6' 11" (3.30m x 2.11m) Radiator, UPVC sealed double glazed window,

BEDROOM 4

10' 10" x 6' 11" (3.30m x 2.11m) Radiator, UPVC sealed double glazed window,

CLOAKROOM

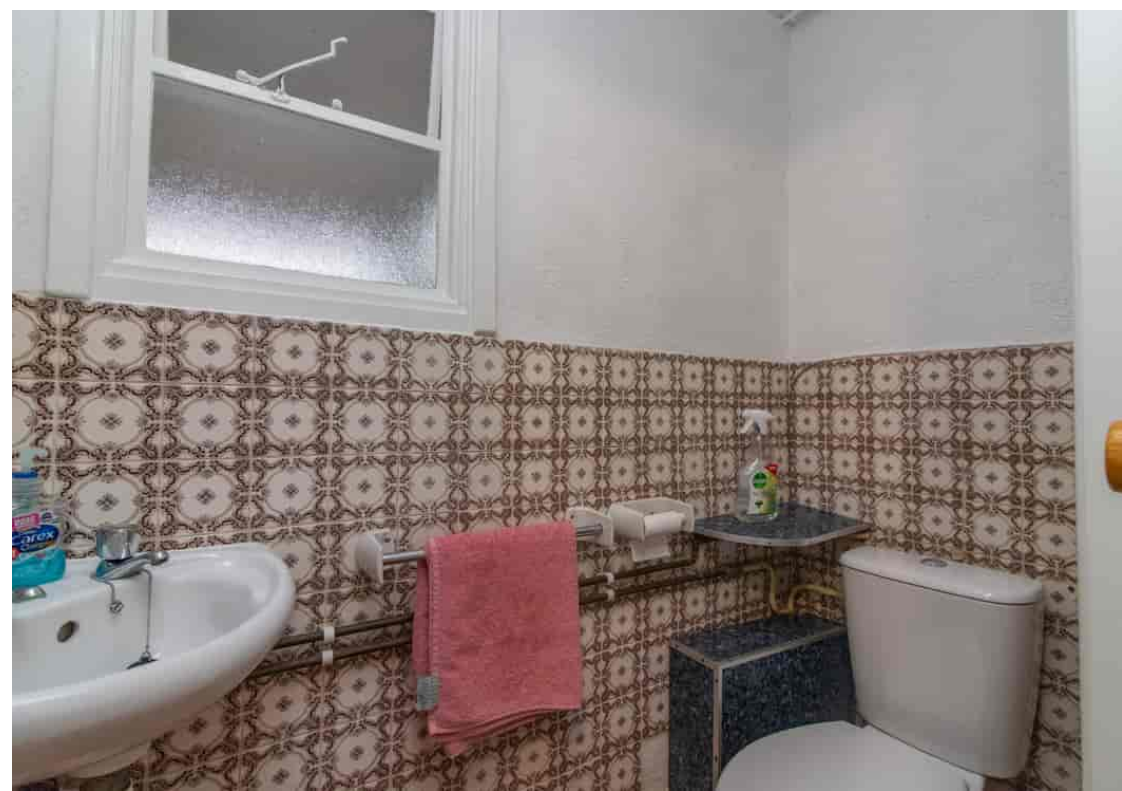
Low level WC, radiator, UPVC sealed double glazed window,

BATHROOM

9' 4" x 5' 7" (2.84m x 1.70m) Two piece suite comprising corner bath with shower attachment over and low level WC, radiator, UPVC sealed double glazed window, airing cupboard housing Worcester central heating boiler.









OUTSIDE

Tarmac driveway to front with wall frontage leading to double garage (19'7 x 19'7) with electrically operated up and over door, power and light. Good sized garden to rear (175ft x 50ft) set out into three sections comprising large pond area with evergreen beds, lawns and vegetable garden leading to further lawn area with inset fruit tree.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

TENURE

Freehold

EPC RATING

TBC

COUNCIL TAX BAND

Hinckley & Bosworth D

FLOOR PLANS

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. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

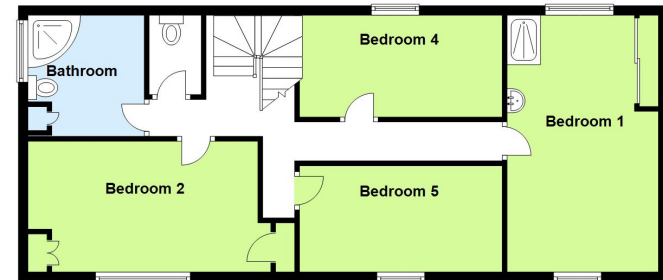




Ground Floor
Approx. 199.4 sq. metres (2146.4 sq. feet)



First Floor
Approx. 70.9 sq. metres (763.5 sq. feet)



Total area: approx. 270.3 sq. metres (2909.9 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

