

JAMES SELICKS

34 GROBY LANE

NEWTOWN LINFORD
LEICESTERSHIRE LE6 0HH

GUIDE PRICE £845,000





Beautifully situated in one of Newtown Linford's most sought-after lanes, this individually designed home offers a rare chance to create something truly special. Built in 1953 and thoughtfully positioned to capture sweeping views over Bradgate Park, the property combines striking architectural character with an exceptional half-acre plot, a canvas for both restoration and future vision.

Location

Newtown Linford is a thriving Charnwood village, renowned for the charm and character of the traditional housing stock, and its strong sense of community centred around a public house and parish church. Local shopping is available nearby within Anstey and Groby, and excellent schooling in both the state and private sector, including the Loughborough endowed schools. There are many countryside walks and beauty spots close by including Bradgate Park which is of national importance. The area is well served by motorway networks with M1 intersection points at Markfield and Nottingham East Midlands Airport.

Accommodation

The house is set back behind mature gardens, providing a sense of privacy and tranquillity from the moment you arrive. Inside, the split-level layout unfolds with a light-filled and versatile flow starting with a bright garden and dining room that captures the morning light. From here, a central hallway with the home's signature 1950s staircase leads to a well-proportioned sitting room with dual aspect windows and a central fireplace. A sliding door opens directly onto the rear garden, while the adjacent kitchen (complete with walk-in pantry) overlooks the outdoor spaces and offers scope to be combined with the sitting room for a more open-plan layout. A study completes this floor, offering versatility for family living or home working. A lower ground floor provides an oversized integral garage, utility space and gardener's WC with direct access to the garden.

To the first floor, three generously sized double bedrooms are filled with natural light, alongside two bathrooms and a separate WC. The principal bedroom enjoys a dual aspect and its own balcony, the perfect vantage point to soak in uninterrupted views of the park's rolling landscape.

Outside

Occupying around half an acre, the gardens have been lovingly established over generations. The front garden is mostly laid to lawn, framed by mature trees and shrubs for privacy, with a generous driveway providing ample parking. To the rear, west-facing formal lawns merge into meadow areas, interspersed with seating spots, an ornamental pond, and a striking Atlantic Cedar that stands as a centrepiece while open fields beyond the boundary create a peaceful rural outlook.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Charnwood Borough Council, **Tax Band:** F

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Mobile 4G and 5G

Construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.







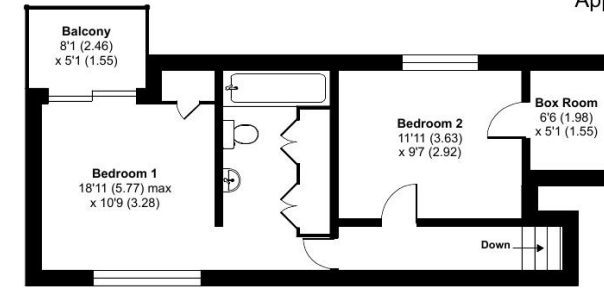
Groby Lane, Newtown Linford, Leicester, LE6

Approximate Area = 1749 sq ft / 162.4 sq m

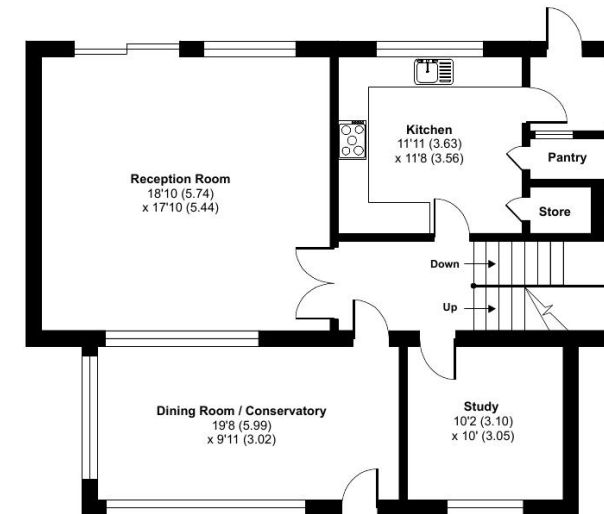
Garage = 216 sq ft / 20.1 sq m

Total = 1965 sq ft / 182.5 sq m

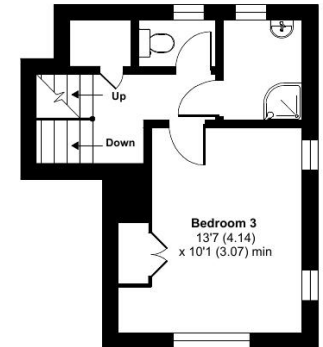
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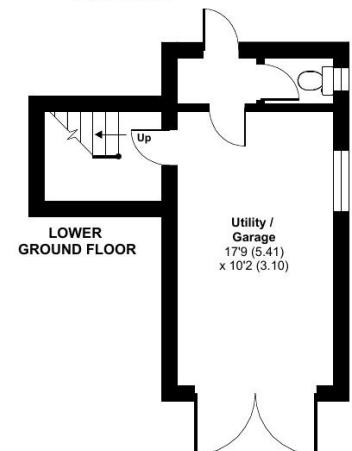
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR





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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



View from Window in Bedroom Two

