



READINGS

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Glebe Road
Groby, Leicester, LE6 0GT

Offers In The Region Of £425,000



Glebe Road

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A spacious five bedroom detached house occupying an excellent position within this sought after village. With an entrance porch and hall, spacious lounge with doors leading through to a well proportioned dining room to the rear, breakfast kitchen, side lobby and utility with WC. Upstairs you will find a landing, five bedrooms and a bathroom. There is a driveway to the front, single integral garage and a nice size garden to the rear completes this family home. This property is sure to generate plenty of interest so an early viewing is recommended to avoid missing out.

Porch and hall

Lounge

17'3" x 11'11" (5.27m x 3.65m)

Dining room

12'7" x 12'0" (3.84m x 3.68m)

Breakfast kitchen

11'10" x 12'7" (3.61m x 3.85m)

Utility room and WC

Landing

Bedroom one

11'10" x 10'11" (3.61m x 3.33m)

Bedroom two

13'2" x 10'11" (4.03m x 3.34m)

Bedroom three

9'0" x 9'1" (2.75m x 2.78m)

Bedroom four

9'7" x 7'8" (2.93m x 2.36m)

Bedroom five

8'0" x 7'10" (2.44m x 2.41m)

Bathroom

7'10" x 7'9" (2.39m x 2.37m)





Garage

17'10" x 9'0" (5.44m x 2.75m)

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

The property is being sold freehold with Vacant Possession upon completion.

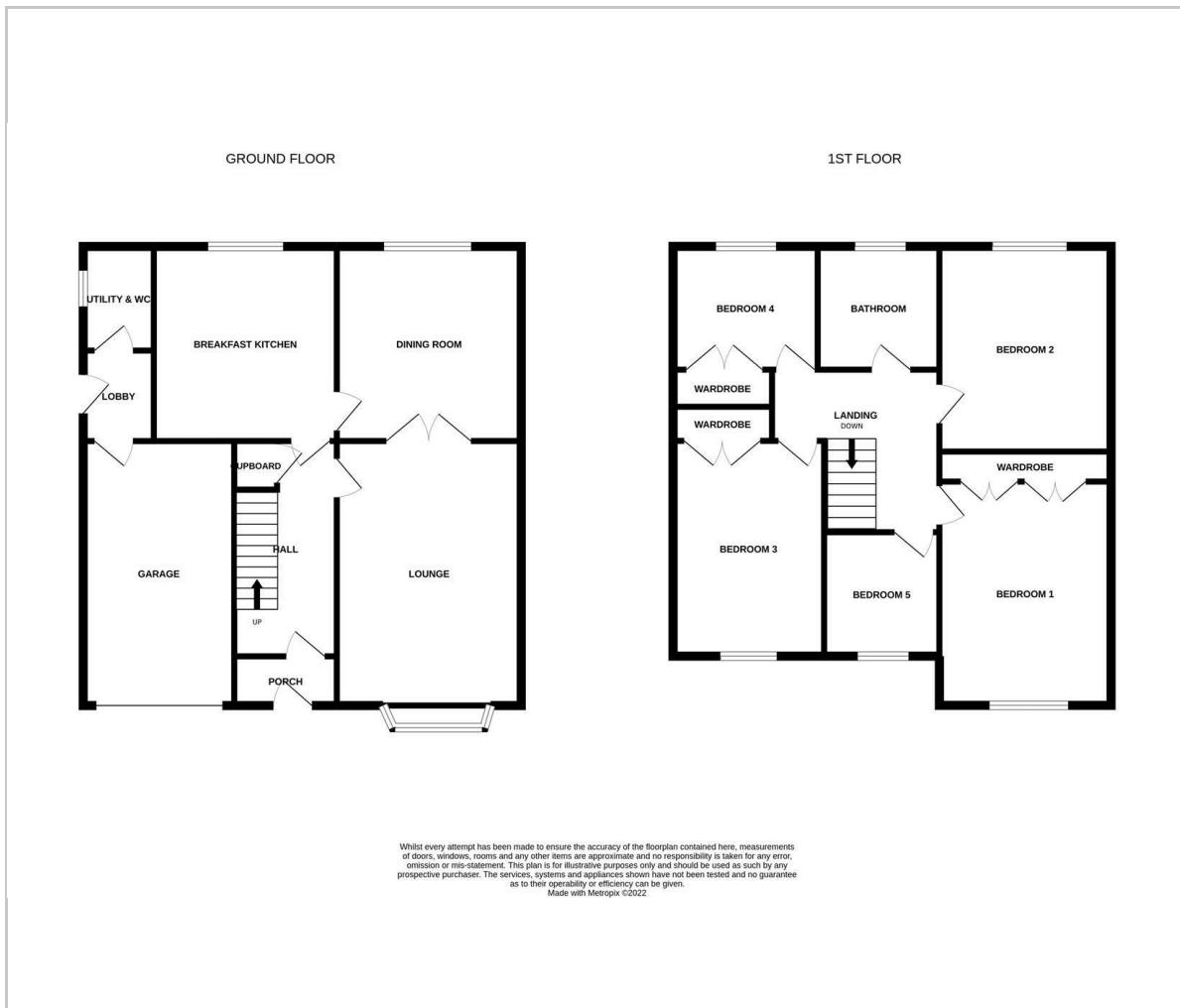
FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price.

SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

