



4 Woodlands Drive  
Groby, LE6 0BQ

£275,000





## 4 Woodlands Drive

Groby, Leicester, LE6 0BQ

A good sized 2 bedroom detached bungalow situated on a corner plot in much sought after non-estate residential location close to excellent amenities, shops, schools, open countryside and major road links. The property benefits UPVC double glazing, electric storage heaters and offers potential for further modernisation, improvement and extension (subject to usual consent). The accommodation comprises of entrance hall with oak floor, dual aspect lounge with dual fuel log burner, kitchen (oven/hob), large hardwood conservatory, 2 bedrooms, shower room. Gardens to front, side and rear, driveway & detached garage. Early viewing highly recommended! Freehold. Council Tax Band C

### Entrance Hall

UPVC double glazed entrance door, solid oak herringbone parquet flooring.

### Lounge

14'8" x 12'0" (4.49 x 3.66)

Two UPVC double glazed windows to side, UPVC double glazed window to side, radiator, solid oak herringbone parquet flooring.

### Kitchen

10'0" x 9'7" (3.07 x 2.94)

Fitted with a range of base, drawer & eye level units, stainless steel double drainer sink unit, built-in gas oven, gas hob.

### Conservatory

13'8" x 11'3" (4.17 x 3.43)

Hardwood double glazed conservatory, solid roof, gas convector heater.

### Bedroom One

12'10" x 11'0" (3.92 x 3.37)

UPVC double glazed bay window to front, fitted carpet, electric storage heater.

### Bedroom Two

9'11" x 9'5" (3.03 x 2.89)

UPVC double glazed bay window to front, fitted carpet, electric storage heater.

### Shower Room

9'6" x 6'7" (2.91 x 2.02)

UPVC double glazed opaque window, tiled floor, shower cubicle with electric shower, pedestal wash hand basin, wc.

### Outside

### Groby

Groby (pronounced Grew-Bee) is a sought after village with a population of

approx 7,000. One of the main reasons for the village's popularity is the range of schools for all ages, including three primary schools, Brookvale High School and the adjoining Six Form College. There is a busy Everard's pub The Stamford Arms, ex-servicemens club, a selection of take-aways, St Philip & St James church and a range of local shops including Flowers & Flint a deli and gift shop. There are many period properties built of local stone and flint including The Old Hall with connections to Lady Jane Grey. There is easy access to M1, A46 & A50 main routes. Groby has access to local beauty spots such as Groby Pool, Martinshaw Woods and numerous recreational areas around the village.

### Local Authority & Council Tax Info (HBBC)

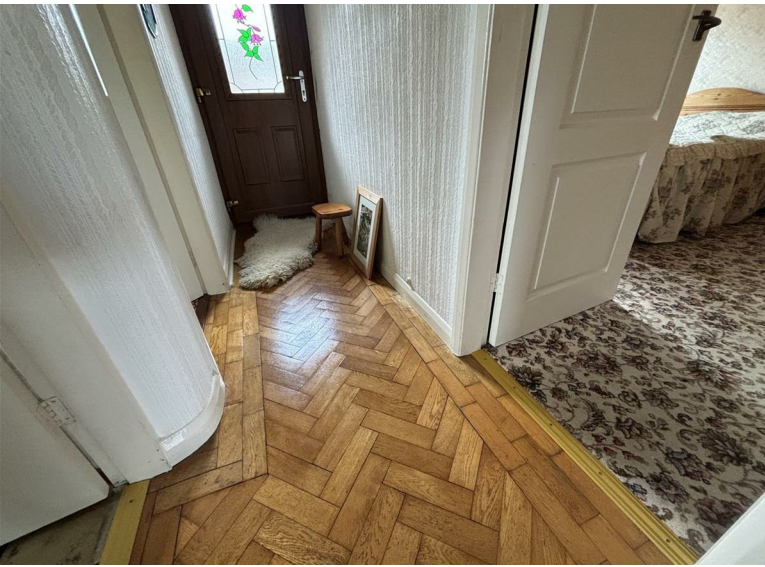
This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

It has a Council Tax Band of C which means a charge of £1974.09 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



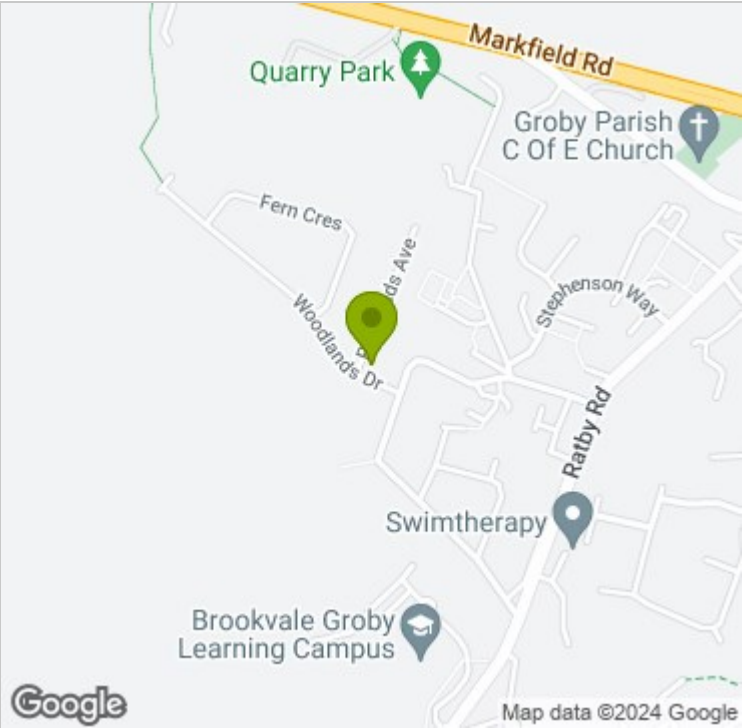




Floor Plan



Area Map



Viewing

Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

