



47 Glebe Road  
Groby, LE6 0GT  
£450,000



# 47 Glebe Road

## Groby, LE6 0GT

A PARTICULARLY SPACIOUS DETACHED FAMILY HOUSE IN SOUGHT AFTER LOCATION CLOSE TO EXCELLENT SCHOOL. A splendid cared for 4 bedroom detached family house on a particularly good sized corner plot with potential for further improvement and extension subject to usual consent. The property was built in the mid 1970's featuring well balanced family-sized accommodation upstairs and down, full gas central heating (boiler replaced 2011) UPVC double glazed, cavity wall insulation, pvc fascia. The spacious ground floor includes porch, hall, cloaks/wc, lounge, dining room, family room, fitted breakfast-kitchen with appliances, utility room. Upstairs, landing, 4 double bedrooms with a wealth of storage, bathroom & separate shower room. Extensive driveway, twin garage, private rear garden. Situated in popular residential location close to excellent amenities and well regarded schools, this fine family home comes highly recommended! Freehold - no upward chain. Council Tax band F

### Porch

Composite double glazed entrance door.

### Entrance Hall

Hardwood & glazed inner door, fitted carpet, stairs to first floor, radiator.

### Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc, radiator.

### Lounge

16'4" x 11'10" (4.99m x 3.63m)

A bright and airy main living room with bi-fold doors connecting to Dining Room. UPVC double glazed bow window to front, radiator, fitted carpet, coving to ceiling, fitted gas fire, timber/glazed bi-fold doors to dining room.

### Dining Room

13'5" x 11'11" (4.11m x 3.65m)

A second reception room with timber/glazed bi-fold doors to dining room. Fitted carpet, radiator, coving to ceiling. Potential to remove adjoining wall to adjacent kitchen (subject to building regulation consent) to create a large family kitchen.

### Family Room

13'8" x 12'4" (4.17m x 3.77m)

An extension to the original layout this third reception room could be a playroom, office/study or a family/TV room. UPVC double glazed window to rear, double glazed sliding patio doors to side opening out onto the rear garden patio, radiator, fitted carpet.

### Breakfast Kitchen

12'7" x 11'10" (3.86m x 3.62m)

A spacious well appointed breakfast-kitchen. UPVC double glazed window to rear, laminate flooring, fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps. Built-in electric double oven and grill, gas hob with extractor hood, integrated dishwasher. Ample space for a table and chairs.

### Utility Room & Rear Lobby

Composite double glazed door to side, window, stainless steel sink unit with mixer tap, provision for washing machine, wall mounted boiler.

### First Floor Landing

Fitted carpet.

### Bedroom One

13'7" x 10'10" into robes (4.16m x 3.32m into robes )

A generous sized double bedroom with a wealth of built in storage. UPVC double glazed window to front, fitted carpet, radiator, fitted wall to wall wardrobes with mirrored sliding doors.

### Bedroom Two

13'0" x 10'11" into robes (3.98m x 3.35m into robes )

A generous sized double bedroom with a wealth of built in storage. UPVC double glazed window to rear, fitted carpet, radiator, fitted wall to wall wardrobes with mirrored sliding doors.

### Bedroom Three

11'0" x 8'11" into robes (3.37m x 2.74m into robes )

UPVC double glazed window to front, fitted carpet radiator, fitted wardrobes with louvre fronted doors.

### Bedroom Four

9'6" x 7'10" (2.90m x 2.39m )

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

### Bathroom

8'0" x 7'8" (2.45m x 2.35m )

UPVC double glazed opaque window with blinds, radiator, vinyl flooring, mainly tiled walls, corner bath, fully tiled shower cubicle with mains shower, vanity wash hand basin, wc. Airing cupboard housing cylinder.

### Shower Room

8'0" x 7'10" (2.44m x 2.39m)

A modern shower room refitted approx 3 years ago. UPVC double glazed opaque window with blinds, chrome heated towel rail, shower cubicle with waterproof wall boarding & twin head mains shower, vanity wash hand basin, wc, access to loft. The shower room could quite easily be made into an en-suite to the main bedroom or even a Jack & Jill shower room if preferred (subject to usual building regulation consent)

### Outside

The front of the property is open plan with lawn, shrubs, trees, driveway for two cars side-by-side leading to twin garage.

The private rear garden sits on a corner plot with patio, lawn, beds, greenhouse, timber shed, external water tap, fully fenced & hedged boundaries.

### Twin Garage

17'2" long x 8'11" & 7'10" wide (5.25m long x 2.74m & 2.40m wide)

A twin garage, therefore a double garage which has a structural brick wall down the centre. Two separate electric roller shutter doors, light & power, window to rear, electric consumer unit and both gas & electric meters.

### 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. 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))

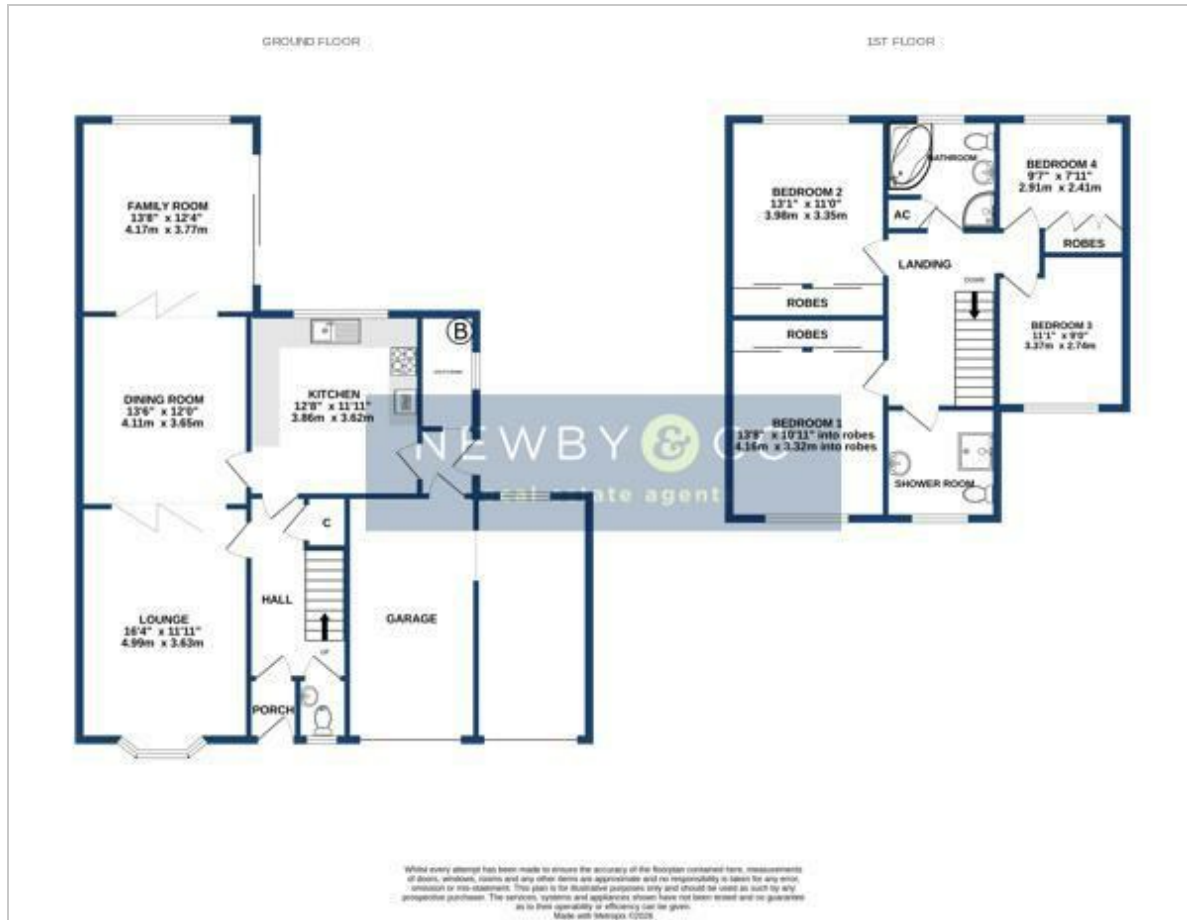
It has a Council Tax Band of F which means a charge of £3493.79 for tax year ending March 2027

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



## Viewing

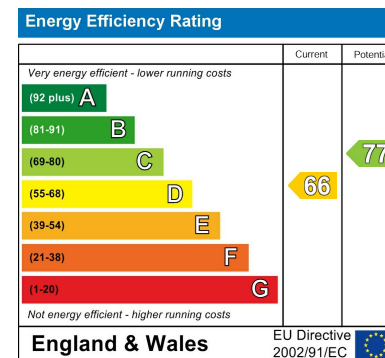
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



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local estate agents