



46 Forest Rise
Groby, LE6 0BD

Offers Over £220,000



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46 Forest Rise

Groby, Leicester, LE6 0BD

A well proportioned 3 bedroom mid town house in village location close to a range of well regarded schools, shops, public transport and major road links. The property benefits from full gas central heating (combi boiler), UPVC double glazing, pvc fascia & cladding. The accommodation briefly comprises on the ground floor, entrance hall, 18' lounge-diner, kitchen, rear lobby, excellent storage & cloaks/wc. Upstairs, landing, 3 bedrooms, bathroom with white suite. Gardens to rear, driveway to front. Freehold - with no upward chain. Council Tax Band B

Entrance Hall

UPVC panelled entrance door with three small double glazed inserts, stairs to first floor, radiator.

Lounge-Diner

18'4" x 14'1" (5.60m x 4.30m)

A spacious lounge-diner. UPVC double glazed window to front, fitted carpet, two radiators.

Breakfast Kitchen

11'3" x 7'10" (3.45m x 2.40m)

UPVC double glazed window to rear, radiator. Fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, breakfast bar, stainless steel sink unit with mixer taps. Provision and space for all usual appliances such as cooker, washing machine & fridge.

Rear Passage

UPVC double glazed door to rear, radiator.

Cloaks/wc

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

First Floor: Landing

Fitted carpet, access to loft, airing cupboard housing Ideal combination boiler.

Bedroom One

15'10" x 8'5" (4.84m x 2.58m)

A generously sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Two

11'9" x 10'4" (3.60m x 3.15m)

Another good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Three

12'6" x 8'8" max (3.82m x 2.65m max)

An L-shaped room. UPVC double glazed window to front, fitted carpet, radiator.

Bathroom

UPVC double glazed opaque window, radiator, mainly tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc.

Outside

The front of the property has a driveway with dropped kerb, providing parking for 2 cars parked in tandem.

The rear garden approx 30' has paved patio, lawn, open aspect to rear, fully fenced boundaries and gated rear access.

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)

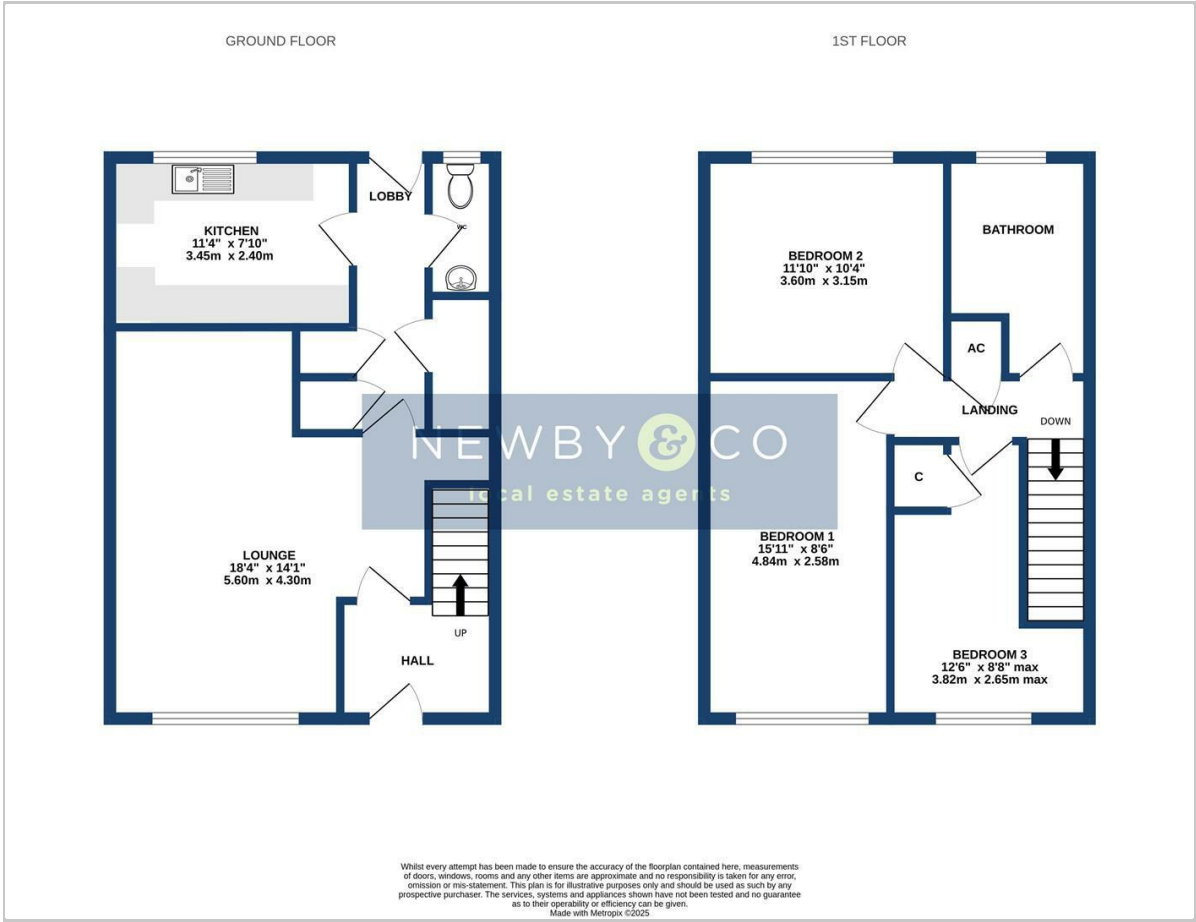
It has a Council Tax Band of B which means a charge of £1,821.26 for tax year ending March 2026

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



Floor Plan



Viewing

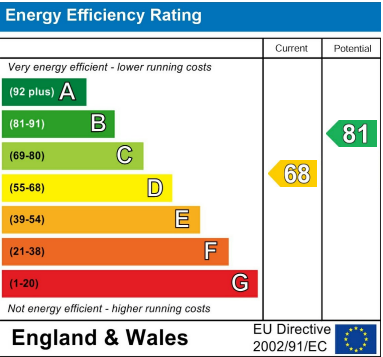
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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