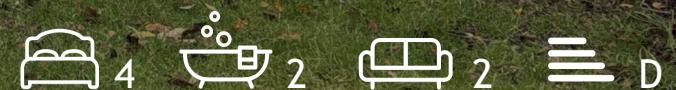




1 Shaw Wood Close  
Groby, LE6 0FY

£295,000



# 1 Shaw Wood Close

Groby, Leicester, LE6 0FY

A well proportioned extended 4 bedroom, 2 bathroom semi detached family home offering flexible accommodation to suit elderly relatives or work from home space. Cul-de-sac position close to well regarded schools, shops, major road links. The property benefits from full gas central heating, UPVC double glazing. The accommodation briefly comprises on the ground floor, entrance hall, lounge-diner, conservatory, breakfast room, fitted kitchen (oven/hob) downstairs bedroom & en-suite shower room. Upstairs, landing, 3 further bedrooms, bathroom with shower over bath. Corner plot gardens, driveway and small double garage. Freehold - with no upward chain. Council Tax Band C

## Entrance Hall

UPVC double glazed entrance door, stairs to first floor, radiator.

## Lounge-Diner

24'3" x 12'9" (7.41m x 3.90m)

A spacious main living room being open plan through to the dining room. UPVC double glazed window to front, fitted carpet, two radiators, understairs cupboard, sliding patio doors to conservatory.

## Conservatory

9'11" x 8'10" (3.04m x 2.70m)

A generously sized UPVC double glazed conservatory with brick base, polycarbonate roof, electric heater.

## Kitchen

11'10" x 9'6" (3.61m x 2.91m)

UPVC double glazed windows to rear and side, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, sink unit with mixer taps. Electric oven, ceramic hob. Wall mounted central heating boiler which we understand is 8 years old & serviced April 2025.

## Rear Porch

Off the breakfast area with UPVC sliding door to rear garden.

## Bedroom Four

11'10" x 9'8" (3.62m x 2.97m)

Downstairs bedroom with en-suite which would make an excellent annex for elderly or disabled relatives or could be used as a work from home area. UPVC double glazed window to front, fitted carpet, radiator.

## En-suite Shower Room

En-suite shower room to the downstairs bedroom. Wash hand basin, wc, radiator, shower cubicle.

## First Floor: Landing

UPVC double glazed window, airing cupboard with small radiator.

## Bedroom One

11'9" x 9'10" (3.60m x 3.00m)

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

## Bedroom Two

11'9" x 9'8" (3.60m x 2.97m)

UPVC double glazed window to front, fitted carpet, radiator.

## Bedroom Three

7'1" x 5'10" (2.17m x 1.80m)

UPVC double glazed window to front, fitted carpet, radiator.

## Bathroom

6'4" x 6'0" (1.94m x 1.85m)

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

## Outside

The property is situated on a corner plot with front and side gardens laid to lawn, garden and trees. A driveway to the side offers off road parking for two cars side-by-side in front of the brick built double garage.

The private rear garden has fully fenced boundaries.

## Double Garage

16'7" x 15'3" (5.08m x 4.67m)

A really useful double garage with electric roller shutter door, rear personal door to garden.

## 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))

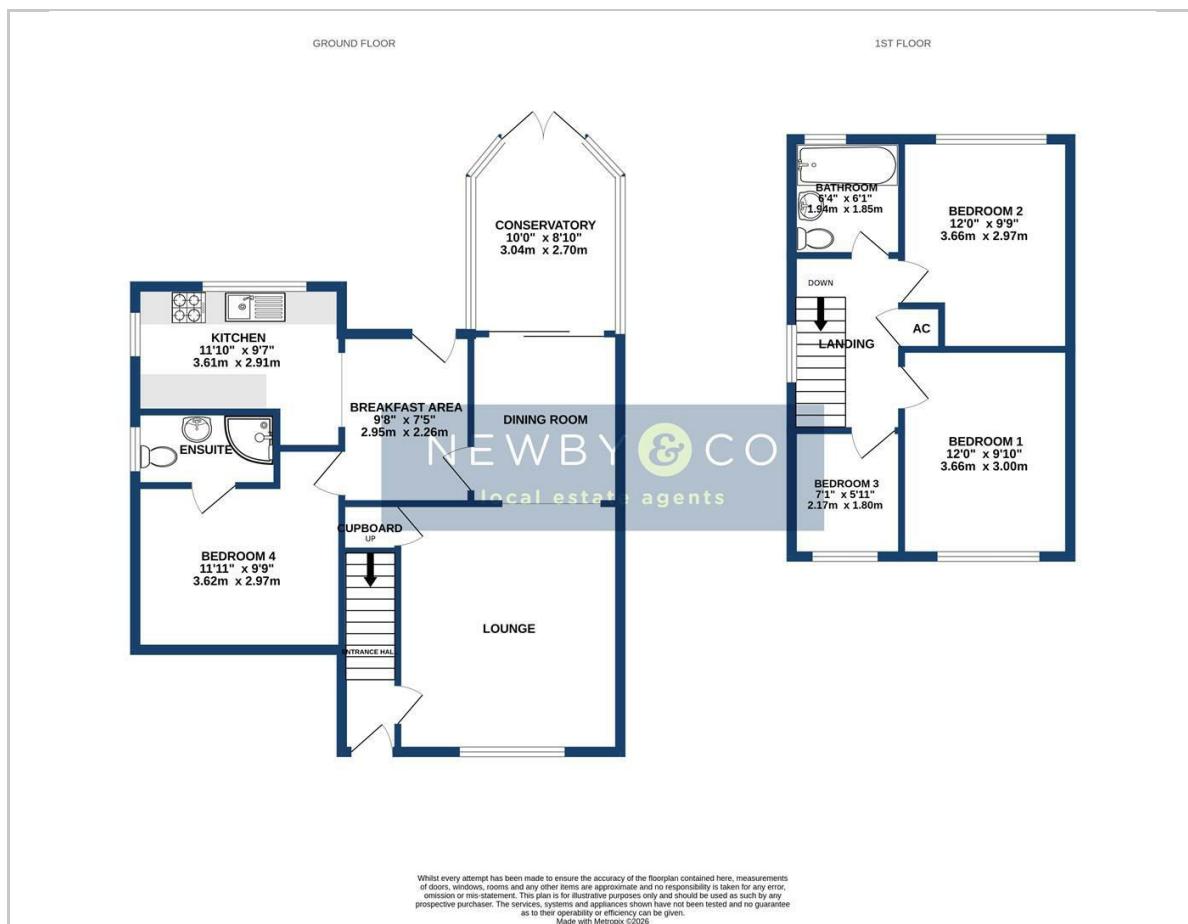
It has a Council Tax Band of C which means a charge of £2081.45 for tax year ending March 2026

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

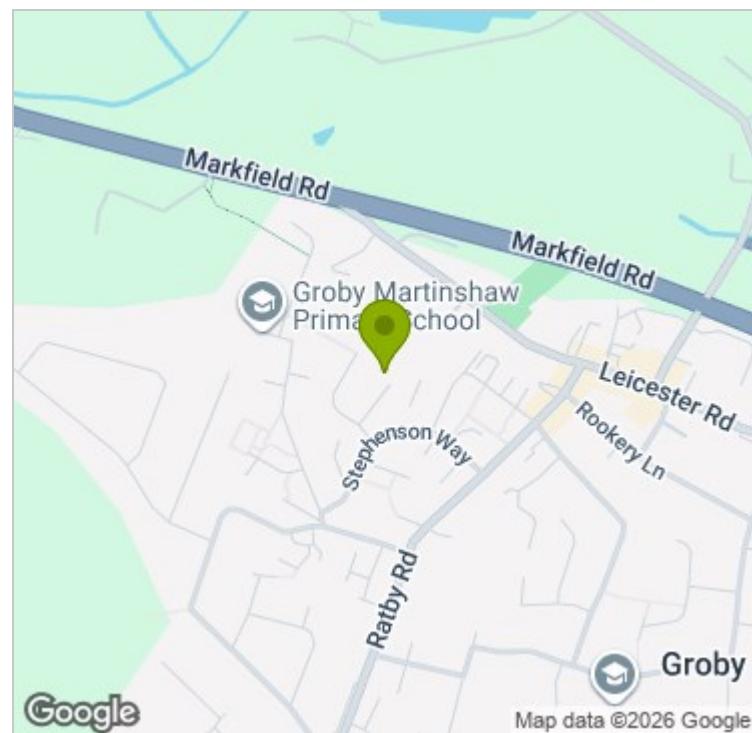


## Viewing

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

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.

## Area Map



## Energy Efficiency Graph

