



41 Woodlands Drive
Groby, LE6 0BR

£395,000



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Groby, Leicester, LE6 0BR

A particularly spacious 4 bedroom family bungalow situated close to excellent schools and with views to rear over Martinshaw Woods. The property has undergone a comprehensive recent refurbishment to include full gas central heating (2 year old boiler) UPVC double glazing, re-modelled kitchen & bathrooms and cavity wall insulation. The spacious accommodation includes L-shaped entrance hall, 31' living-kitchen, 4 generous sized bedrooms, en-suite bathroom, family shower room. Private 60' gardens to rear with outbuildings, extensive resin driveway to front - room for 3 cars side-by-side. Internal inspection is considered essential to appreciate this fine family home.

Entrance Hall

A long L-shaped entrance hall with composite double glazed entrance door, solid oak parquee flooring, radiator and access to the large loft space. All rooms are accessible from the hall and there is a large useful storage cupboard.

Superb Living Kitchen

31'2 x 15'10 (9.50m x 4.83m)

A spectacular spacious living kitchen with ample dining space too! The room has a range of fantastic features such as the multi-fuel log burner, 7 double glazed roof skylights bringing in additional light and an attractive bespoke fitted kitchen. The room has hard wearing attractive wood-plank flooring to the living space and large slate tiled flooring to the kitchen area. The character is enhanced by panelling to the walls and blue LED lighting. Large double glazed sliding doors lead out to the rear garden. In the kitchen area there is an abundance of storage in the base level and full height storage units, butcher block style wooden worktops, a large one-and-a-half bowl Belfast sink with mixer taps, a central island unit with more storage under. There is provision for all usual appliances and a large extractor hood over the cooker. A large range cooker, American style fridge-freezer and dishwasher could be available by separate negotiation.

Master Bedroom

14'4 x 12'6 (4.37m x 3.81m)

UPVC double glazed French doors opening out to the rear garden, fitted carpet, Atrium Rooflight, chunky oak bedroom furniture.

En-suite Bathroom

9' x 5'8 (2.74m x 1.73m)

A well equipped en-suite bathroom with a boutique hotel style quality and an Atrium rooflight. A large double ended panelled spa bath, vanity wash hand basin, wc, tiled floor, fully tiled walls, heated towel rail.

Bedroom Two

13'6 x 10'3 (4.11m x 3.12m)

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

Bedroom Three

13'6 x 7' (4.11m x 2.13m)

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

Bedroom Four

14'6 x 7' (4.42m x 2.13m)

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

Family Shower Room

A well equipped contemporary shower room with double glazed skylight, coving to ceiling, spotlights and a tiled floor. The walk in shower has a glass screen, multi-head shower, there is a vanity wash hand basin, wc, heated towel rail.

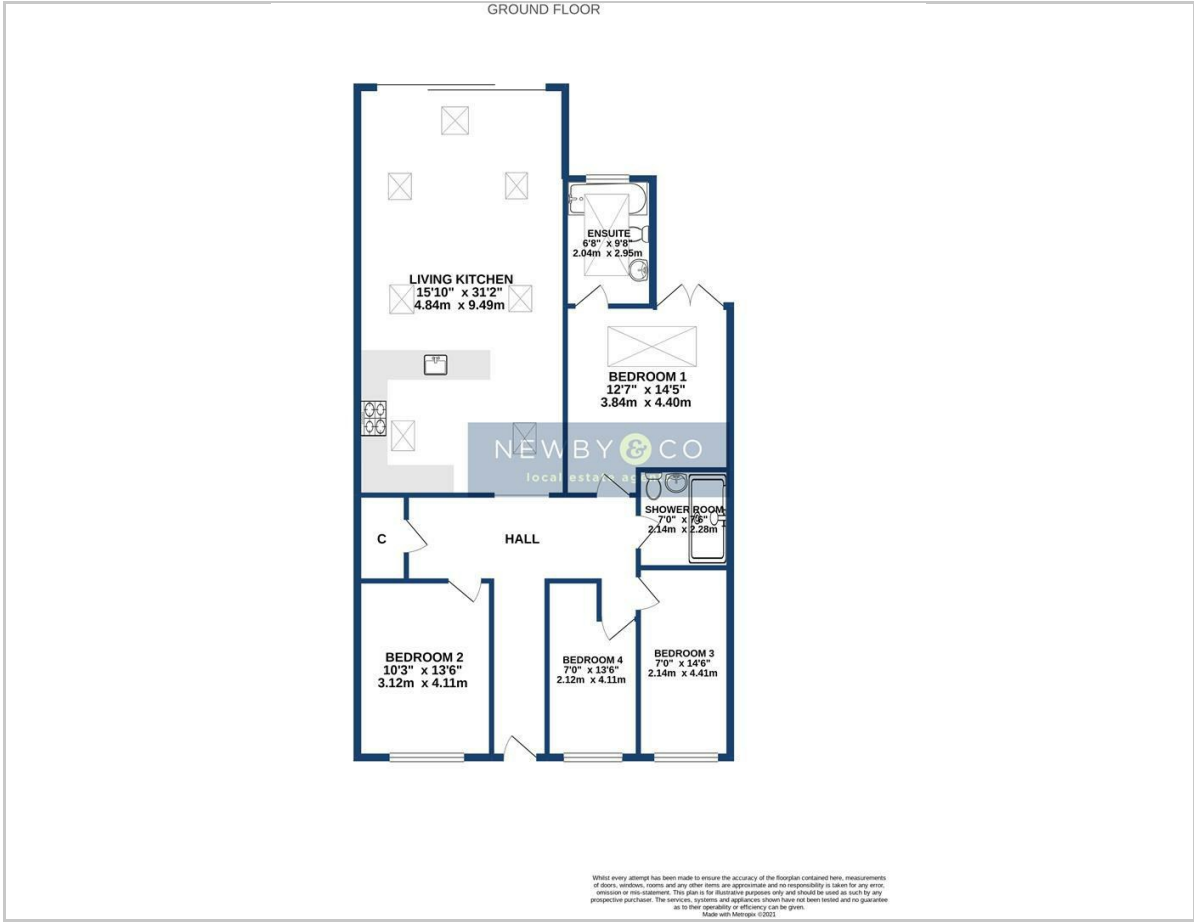
Outside

To the front of the property there is an extensive resin-finished driveway providing space for three large vehicles to be parked side-by-side.

The extremely private rear gardens are approx 60' long with open aspect into Martinshaw Woods. The gardens have a stone-paved patio with additional seating area adjacent to the master bedroom. Steps lead down to the lower lawns and there are also plenty of mature shrubs and trees. At the foot of the garden are a range of timber outbuildings providing further potential for use as games rooms or a work from home space.



Floor Plan



Viewing

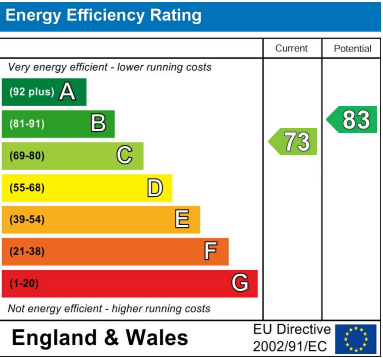
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Area Map



Energy Efficiency Graph



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