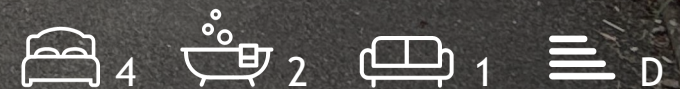


67 Markfield Road
Groby, LE6 0FL

£275,000



67 Markfield Road

Groby, Leicester, LE6 0FL

A traditional, significantly extended, bay fronted 4 bed semi-detached family home situated in non estate location close to good local amenities and major roads linking A50/A46 & M1 motorway. Some modernisation is required which has been factored into the valuation. This spacious property has full gas central heating (combi boiler about 3 years old), UPVC double glazing. On the ground floor there is a large porch, hall, lounge-diner, breakfast-kitchen. Upstairs, landing, 4 bedrooms, 2 bathrooms. Long front garden & driveway, 60' private rear garden . Freehold - no upward chain. Council tax band D

Large Porch

UPVC double glazed entrance door.

Entrance Hall

Under-stairs cupboard housing electric meter & fuse box.

Lounge-Diner

26'6" x 10'10" (8.10 x 3.32)

UPVC double glazed bay window to front, two radiators, fitted carpet, UPVC double glazed sliding patio doors.

Kitchen

16'5" x 8'5" (5.02 x 2.57)

Two UPVC double glazed windows to rear, fitted with a range of base, drawer & eye level units, work surfaces, double stainless steel sink unit with mixer tap. Wall mounted combination boiler.

First Floor Landing

Access to loft, fitted carpet.

Bedroom One

11'10" x 10'7" (3.63 x 3.23)

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

Shower Room

UPVC double glazed opaque window, shower cubicle, pedestal wash hand basin, wc.

Bedroom Two

11'11" x 10'8" (3.65 x 3.27)

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

Bedroom Three

8'10" x 8'2" (2.70 x 2.50)

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

Bedroom Four

16'9" x 8'11" (5.13 x 2.74)

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

Bathroom

8'6" x 7'0" (2.60 x 2.15)

UPVC double glazed opaque window, panelled bath, pedestal wash hand basin, wc, cupboard.

Outside

18'6" x 8'11" (5.65 x 2.72)

The long front garden is open plan with lawn, trees, driveway for 3-4 cars in tandem leading to a single attached garage (18' x 8') with door to side.

The private rear garden approx 60' with patio, lawn, shed, external water tap, fully fenced boundaries.

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)

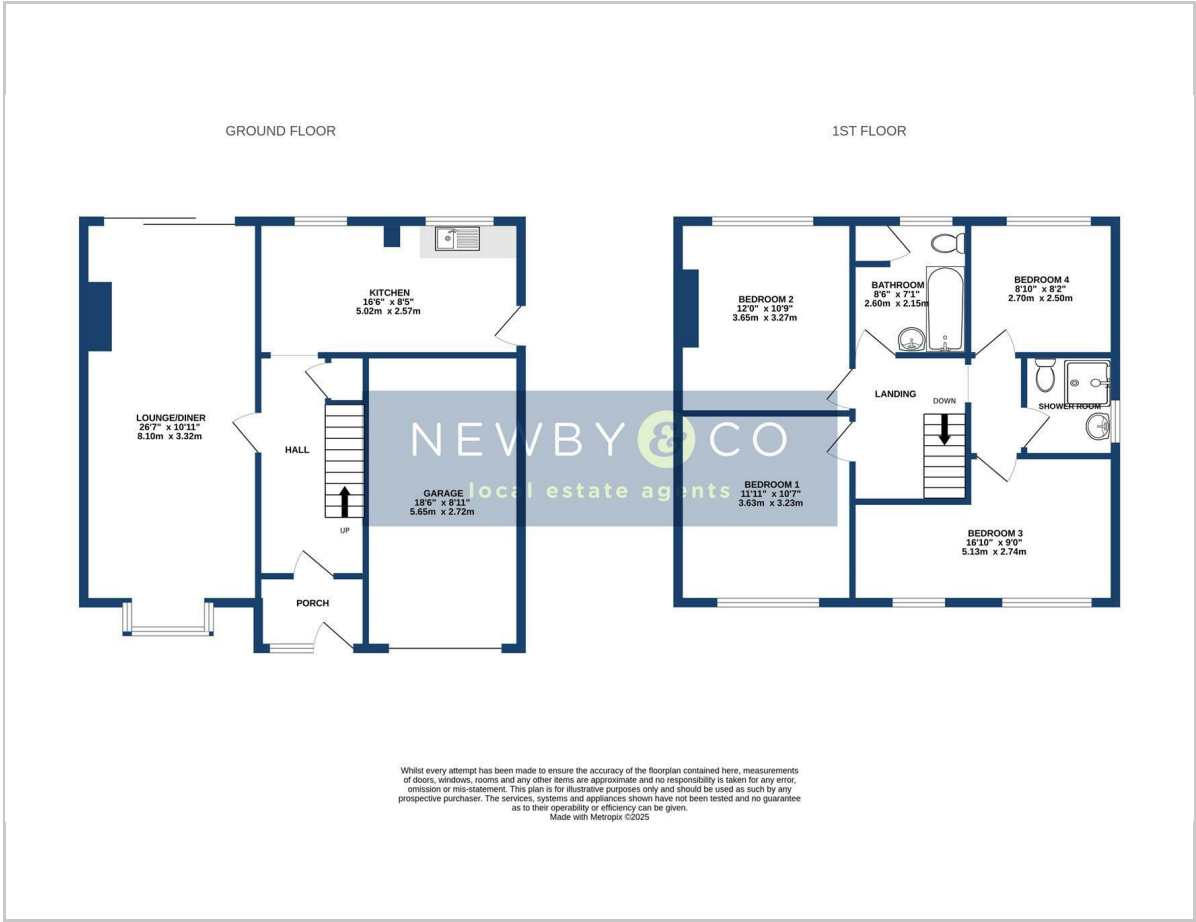
It has a Council Tax Band of D which means a charge of £2341.63 for tax year ending March 2026

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

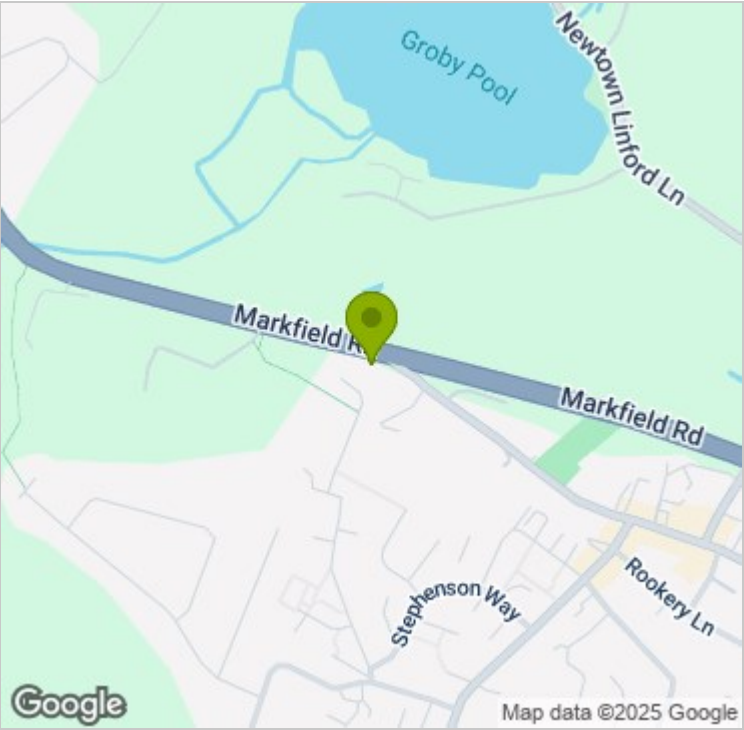


Viewing

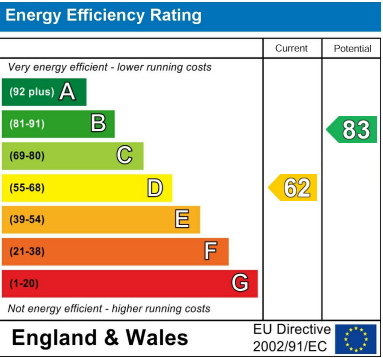
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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