



24 Stamford Drive  
Groby, LE6 0YD

£360,000



# 24 Stamford Drive

Groby, Leicester, LE6 0YD

A spacious detached family home offering good sized accommodation with 4 bedrooms and two bathrooms. Situated in one of the most sought after residential addresses in the area, this property benefits from gas central heating & UPVC double glazing yet offers scope for further improvement throughout. On the ground floor there is an entrance hall, cloaks/wc, lounge, dining room, kitchen, utility room, conservatory. Upstairs, landing, 4 bedrooms, en-suite shower room & family bathroom. Driveway for 2 cars, garage, private rear garden. Close to excellent schools for all ages, open countryside, major road links including A50, A46 and M1/M69 motorways. Early viewing highly recommended! Freehold. Council Tax Band D

## Entrance Hall

Hardwood glazed entrance door stairs to first floor, cloaks cupboard, radiator.

## Cloaks/wc

UPVC double glazed window, wash hand basin, wc.

## Lounge

21'10" x 12'5" (6.66 x 3.80)

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

## Dining Room

12'5" x 8'5" (3.80 x 2.58)

Radiator, fitted carpet, coving to ceiling, twin glazed internal doors to lounge.

## Breakfast Kitchen

14'0" x 9'4" (4.28 x 2.87)

UPVC double glazed window to rear, tiled flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, upstands, one and a half bowl stainless steel sink unit with mixer tap. Built-in Zanussi electric double oven, ceramic hob with extractor hood. Provision for dishwasher.

## Utility Room

7'6" x 4'9" (2.31 x 1.45)

UPVC double glazed window to rear, tiled flooring, fitted with a range of base units, work surfaces, stainless steel sink unit with mixer tap. Provision for washing machine. Glowworm wall mounted boiler.

## Conservatory

12'0" x 10'4" (3.67 x 3.16)

Hardwood conservatory, brick base, polycarbonate roof, tiled flooring, French doors to garden.

## First Floor Landing

Fitted carpet, access to loft.

## Bedroom One

12'4" x 11'3" (3.77 x 3.45)

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

## En-suite Bathroom

UPVC double glazed opaque window, tiled flooring, fully tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc, airing cupboard housing cylinder.

## Bedroom Two

11'8" x 9'5" (3.56 x 2.89)

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

## Bedroom Three

7'11" x 7'1" (2.43 x 2.16)

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

## Bedroom Four

7'11" x 7'1" (2.43 x 2.16)

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

## Bathroom

8'4" x 6'1" (2.55 x 1.86)

UPVC double glazed opaque window, radiator, vinyl flooring, fully tiled walls, panelled bath with mains shower over, pedestal wash hand basin, wc.

## Outside

4.94 x 2.52

The front garden has gravelled area & additional hard standing, block paved driveway for 2 cars in tandem leading to garage (16' x 8') up & over door, light & power, door to side.

The South East facing rear garden approx 40' with trees, fully fenced boundaries, gated side 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](http://www.hinckley-bosworth.gov.uk))

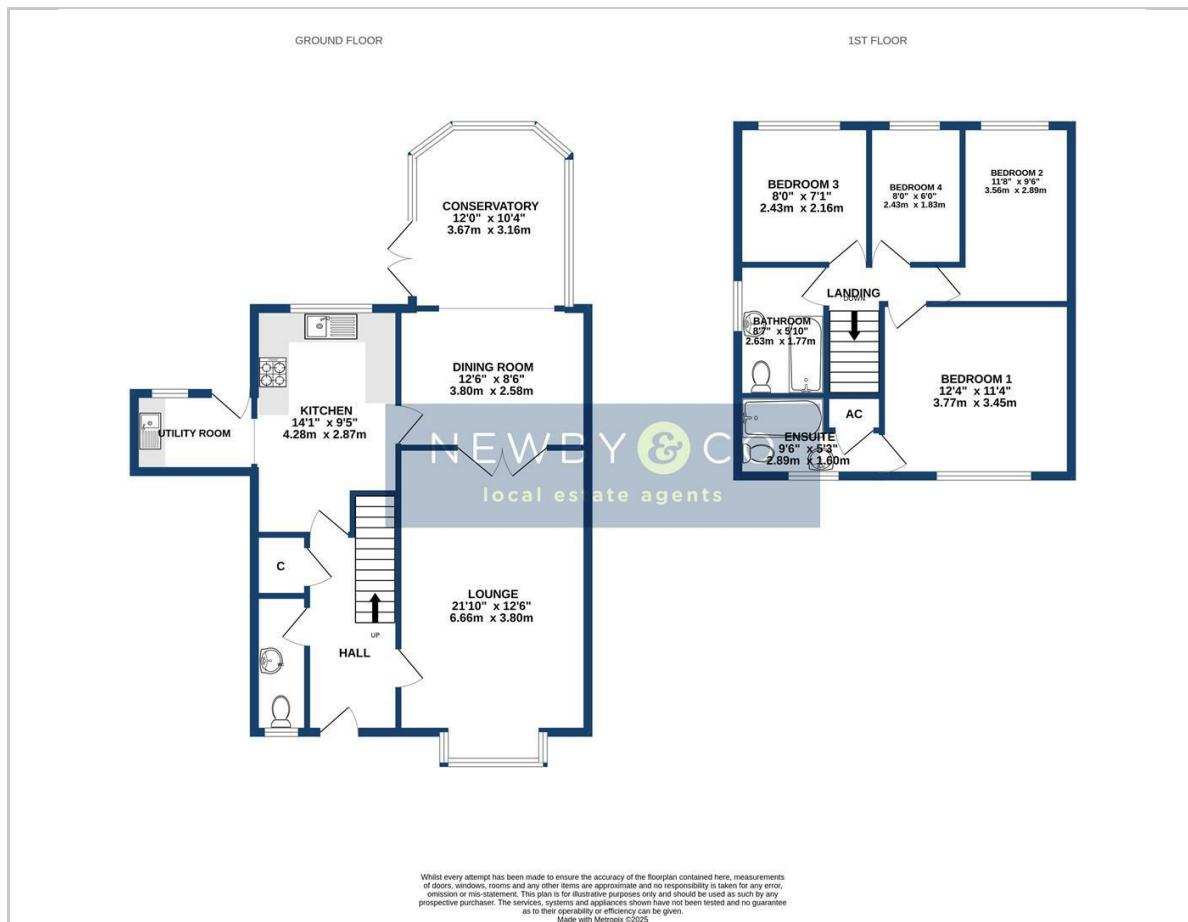
It has a Council Tax Band of x which means a charge of £x for tax year ending March 2026

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



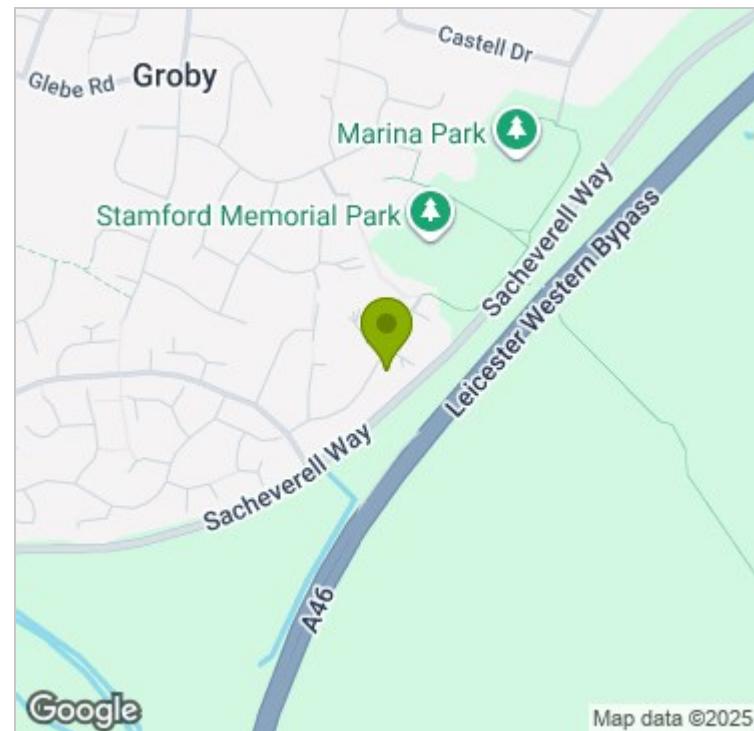
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

