NEWBY & CO
local estate agents

4 Beech Avenue
Groby, LE6 0EJ
£239,950

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Groby, Leicester, LE6 0EJ

A three bedroom 1980's end town house in popular residential cul-de-sac location close to good shops, schools, recreational facilities and major road links. UPVC double glazed windows and doors, scope for further improvement. Hall with cloaks cupboard, lounge-diner, kitchen with French doors to rear. Upstairs landing, 3 bedrooms, bathroom with white suite. Driveway for one car and a terrific private garden to rear and scope to extend (subject to consent). Freehold - no upward chain. Council tax band B

Entrance Hall

UPVC double glazed entrance door, fitted carpet, cloaks cupboard.

Lounge

15'9" x 14'6" (4.82m x 4.44m)

Part of an L-shaped lounge-diner. UPVC double glazed bay window to front, fitted carpet, electric fire set in fireplace, staircase to first floor. Measurements are for the living area.

Dining Room

9'4" x 7'3" (2.86m x 2.21m)

Part of an L-shaped lounge-diner. UPVC double glazed window to rear, fitted carpet. Measurements are for the dining area.

Kitchen

9'7" x 7'1" (2.94m x 2.18m)

UPVC double glazed French doors to rear garden, a basic range of base and eye level units, work surfaces, stainless steel sink unit with mixer taps, provision and space for usual appliances.

First Floor: Landing

Fitted carpet, access to loft.

Bedroom One

13'5" x 8'3" (4.11m x 2.53m)

Double bedroom. UPVC double glazed window to front, fitted carpet, Dimplex electric heater.

Bedroom Two

11'4" x 8'4" (3.47m x 2.55m)

UPVC double glazed window to rear, fitted carpet, Dimplex electric heater.

Bedroom Three

7'1" x 5'11" (2.18m x 1.81m)

UPVC double glazed window to front, fitted carpet, Dimplex electric heater.

Bathroom

5'10" x 5'3" (1.80m x 1.62m)

UPVC double glazed opaque window, panelled bath with tiled splashbacks, pedestal wash hand basin, wc, vinyl floor, Dimplex wall mounted convector electric heater.

Outside

To the front of the property is a front garden mainly gravelled with a timber fence and tall hedge.
There is a driveway providing off road parking for one car.
The rear gardens are a terrific size and extremely private with tall hedges providing an excellent screen from neighbouring properties.
There is potential to extend the house to the side (subject to usual planning consent.

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 £1881.29 for tax year ending March 2027
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

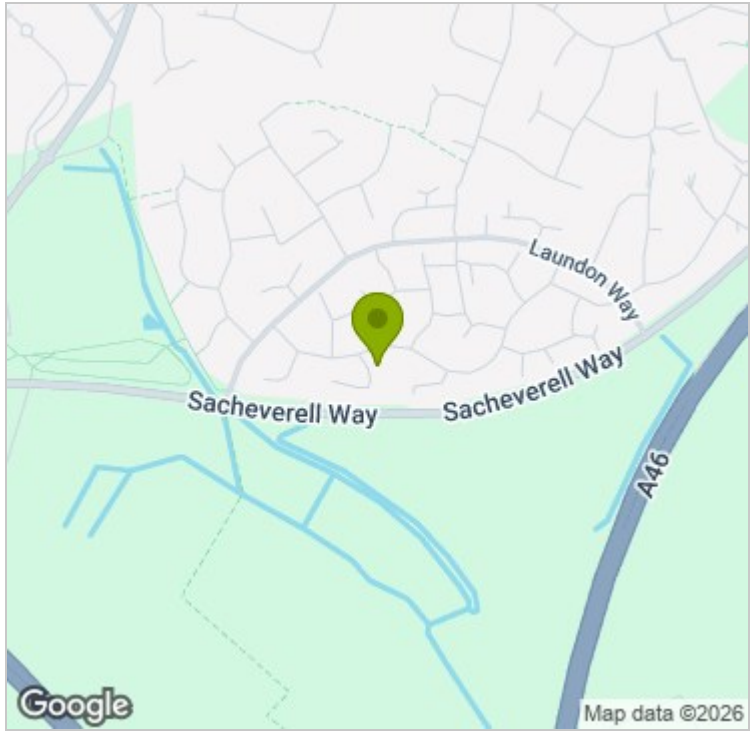
Dream

Bathe
BATH-RELAX

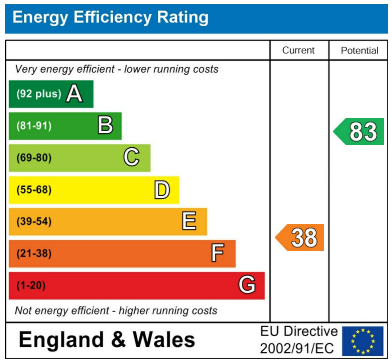
BANG

Floor Plan

Area Map



Energy Efficiency Graph



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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