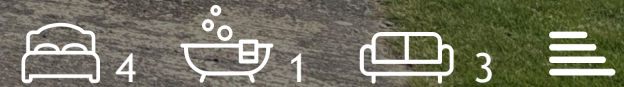




8 Groby Road  
Ratby, LE6 0LJ

£395,000



## 8 Groby Road

Ratby, Leicester, LE6 0LJ

A particularly spacious extended 4 bedroom detached family home situated in non-estate location close to excellent village amenities, shops, schools, pubs & major road links. The property benefits from full gas central heating, UPVC double glazing to majority of windows. The accommodation offering some scope for further improvement comprises porch, hall, cloaks/wc, 20' lounge, 18' family room, dining room, fully fitted modern kitchen with granite worktops & appliances, large integral garage. Upstairs, landing, 4 bedrooms, bathroom with bath & separate shower. 60' South facing rear gardens. Potential to be a lovely family home - viewing highly recommended! NO UPWARD CHAIN! Freehold. Council tax band E

### Porch

UPVC double glazed entrance door, tiled floor, door to garage.

### Entrance Hall

Reeded glazed inner door, laminate floor, radiator, stairs to first floor.

### Cloaks/wc

Fitted with wash hand basin, wc

### Lounge

20'2" x 11'9" (6.16m x 3.60m )

A really spacious living room with aluminium double glazed sliding patio doors to rear, two radiators, fitted carpet, gas fire

### Family Room

17'11" x 9'10" (5.47m x 3.00m)

A second exceptional reception room. UPVC double glazed windows, floor to ceiling aluminium double glazed panels, fitted carpet, radiator.

### Dining Room

11'0" x 9'7" (3.36m x 2.93m )

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

### Kitchen

9'6" x 8'11" (2.92m x 2.72m )

UPVC double glazed window to front & single door to side. A range of base, drawer and eye level units with granite work surfaces, one-and-a-half bowl sink unit with mixer taps. Appliances include a Neff built-in stainless steel double oven and induction hob with extractor hood, dishwasher. There is also space and provision for washing machine and a wall mounted boiler. Understairs cloaks store.

### First floor: Landing

UPVC double glazed opaque window at stair turn, fitted carpet, coving to ceiling, access to boarded loft with light and retractable ladder.

### Bedroom One

10'11" x 10'9" (3.35m x 3.30m )

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

### Bedroom Two

11'9" x 9'7" (3.60m x 2.94m )

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

### Bedroom Three

11'3" x 8'11" (3.45m x 2.72m )

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

### Bedroom Four

8'11" x 7'0" (2.72m x 2.15m )

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

### Bathroom

9'7" x 7'11" (2.93m x 2.42m )

Two UPVC double glazed opaque windows, a white suite comprising of panelled bath, separate shower cubicle, vanity wash hand basin, wc. Chrome heated towel rail, airing cupboard housing hot water cylinder.

### Outside

To the front of the property is an open plan garden with lawn, shrubs & a driveway for one car in front of the garage.

The rear gardens are well maintained, South facing, approx 60' long and comprise of a patio, lawns, trees, shrubs. Fully fenced boundaries and gated side access.

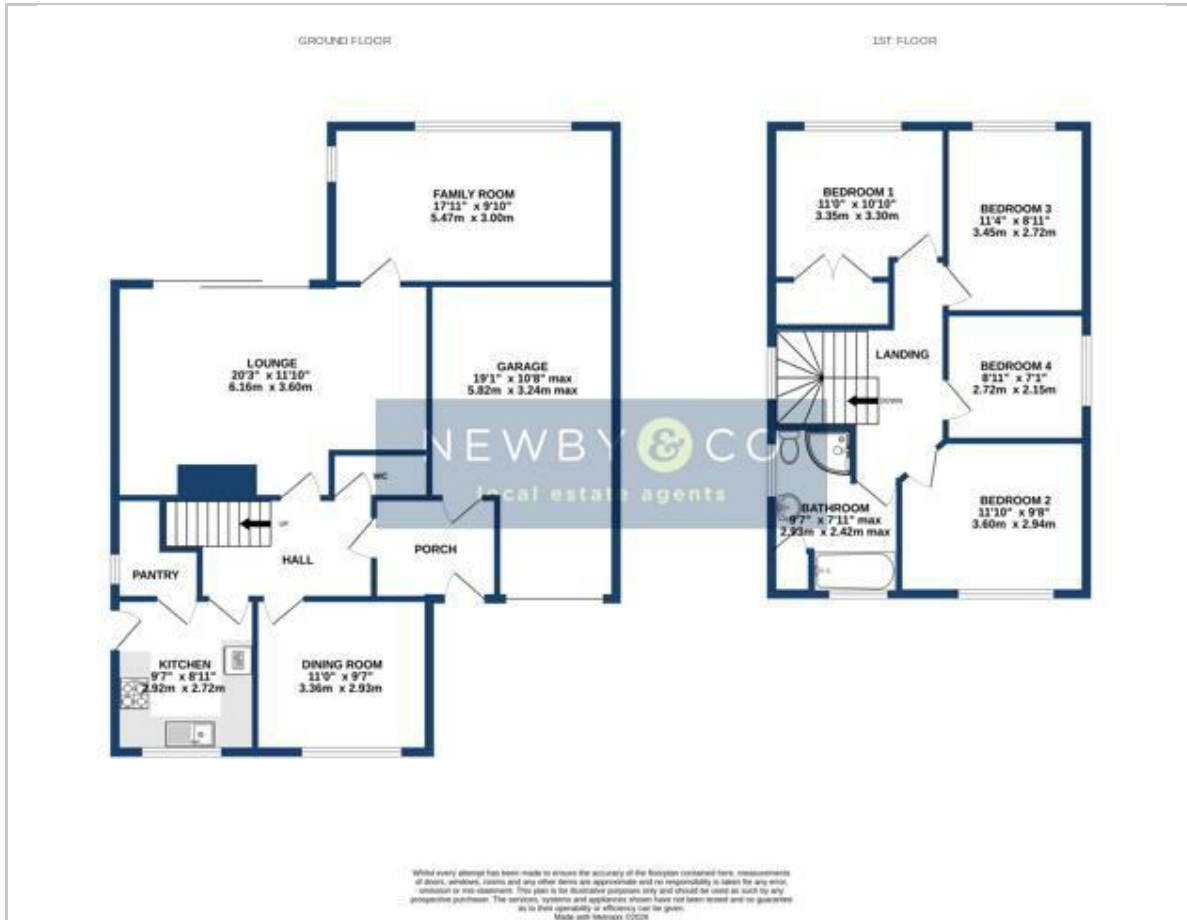
### Garage

19'1" x 10'7" max (5.82m x 3.24 max)

With up-and-over door, light & power, loft space.



## Floor Plan

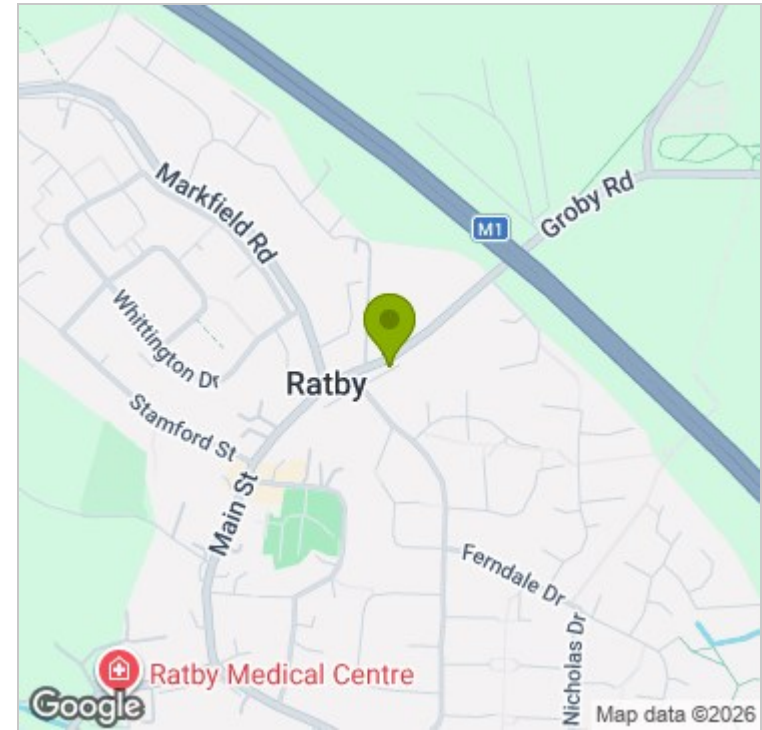


## Viewing

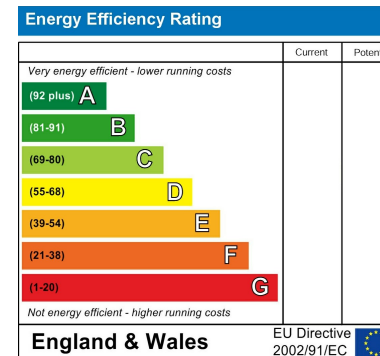
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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