



42 Woodbank Road  
Groby, LE6 0BN

£375,000





## 42 Woodbank Road

Groby, Leicester, LE6 0BN

A significantly extended 4 bed detached dormer family home situated in non estate residential location close to the heart of this popular village with excellent amenities. This superb property is offered with vacant possession and ready to move into, benefitting from full gas central heating system, is fully UPVC double glazed and is well presented throughout. On the ground floor there is an entrance hall, open-plan living-kitchen with appliances, 2 bedrooms, a walk-in wardrobe to the master & a bathroom. Upstairs, landing, 2 further bedrooms, shower room. Driveway for 3 cars parked side-by-side to front, private 70' rear gardens. Close to excellent schools, shops, recreation areas, major road links including A50, A46 and M1/M69 motorways. Early viewing highly recommended! Freehold. Council Tax band C

### Entrance Hall

UPVC double glazed entrance door and window opening from the side of the property. Laminate floor, radiator, stairs to first floor.

### Living-Kitchen

23'1" x 22'6" (7.06m x 6.88m)

Wide opening double glazed bi-fold doors that really open up the rear aspect of this fabulous large room. The room is vast allowing an abundance of space for cooking, socialising offering plenty of space for large table, sofas etc. The floor is fitted with a laminate flooring system and there are two large radiators. The kitchen is well equipped with a range of storage options including base and eye-level units, pull out larder units, drawers and pan drawers. The clean attractive worktops are Corian with upstands, there is a one-and-a-half bowl sink unit with mixer taps. The good quality appliances include electric double oven, ceramic hob with extractor hood, integrated dishwasher, washing machine, fridge, freezer.

### Bedroom One

14'8" x 11'10" (4.48m x 3.61m )

A good sized double bedroom on the ground floor. UPVC double glazed window to front, radiator, fitted carpet, recessed spotlights to ceiling.

### Walk-in Wardrobe

A splendid "American Closet" style walk-in wardrobe with an abundance of space for hanging rails and storage for all your clothes, shoes and handbags!

### Bedroom Four

9'3" x 8'4" (2.83m x 2.56m)

Another bedroom on the ground floor. Currently used as a study. UPVC double glazed window to front, radiator, fitted carpet, recessed spotlights to ceiling.

### Bathroom

7'10" x 6'0" (2.39m x 1.83m)

UPVC double glazed opaque window, fitted with a white suite comprising of panelled bath with mains shower over and a glass screen, vanity wash hand basin, wc. Tiled floor, fully tiled walls, chrome heated towel rail, extractor fan, recessed spotlights to ceiling.

### First Floor: Landing

Leading to two further bedrooms and shower room.

### Bedroom Two

13'0" x 10'10" (3.98m x 3.32m)

UPVC double glazed window to rear, radiator, fitted carpet, recessed spotlights to ceiling, door to eaves storage.

### Bedroom Three

13'0" x 8'5" (3.98m x 2.59m)

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

### Shower Room

UPVC double glazed opaque window, shower cubicle with mains shower, vanity wash hand basin, wc, heated towel rail, extractor fan, recessed spotlights to ceiling.

### Outside

To the front of the property there is a driveway for three cars parked side by side. There is a half-garage with up-and-over door.

The rear gardens are approx 70' long with raised decking, lawns, fully fenced boundaries, gated side access. Outside tap & power sockets.

### 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 C which means a charge of £2,081.45 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to recalculate council tax bands.

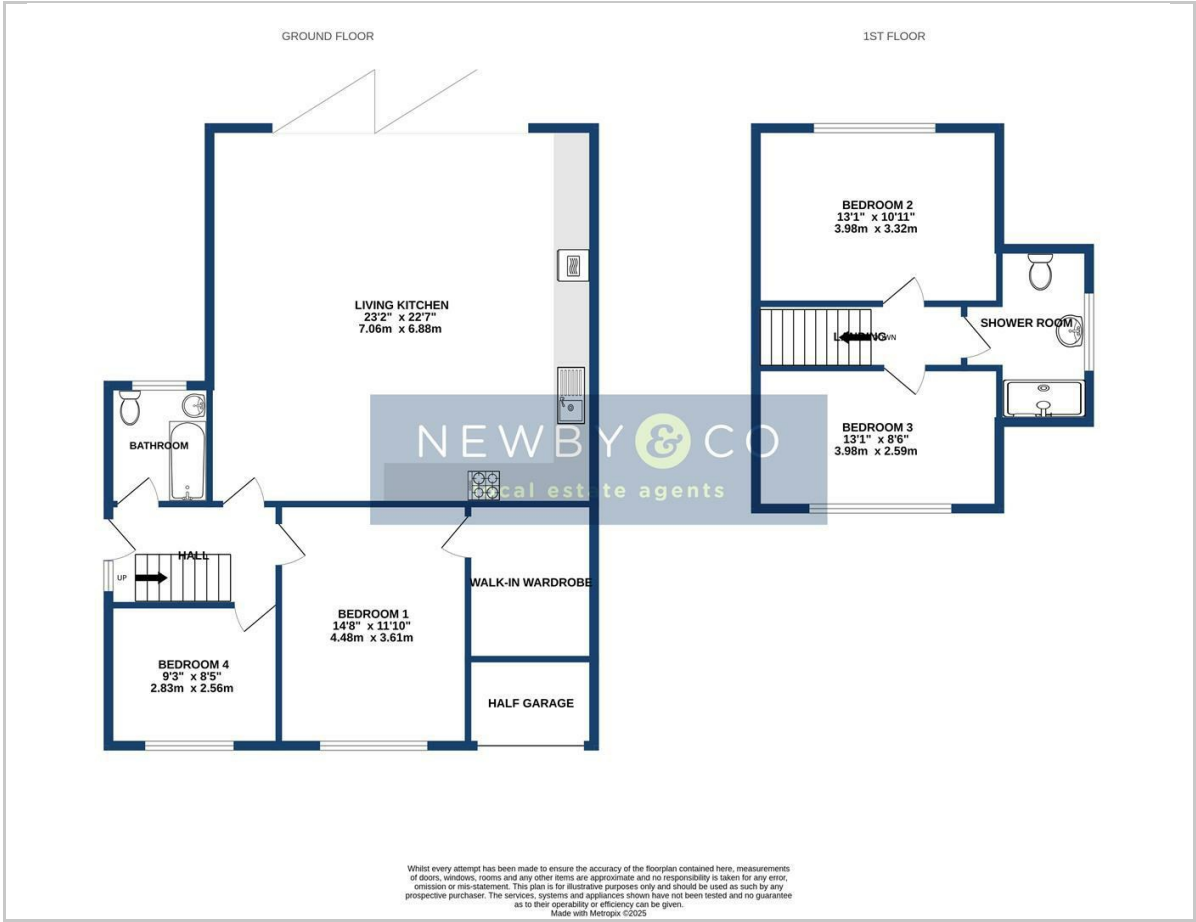
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan



Viewing

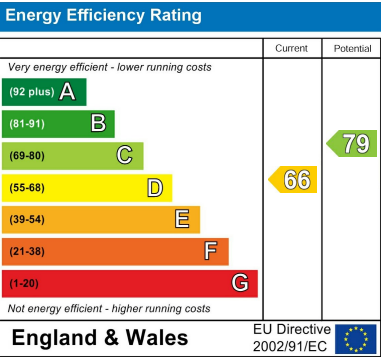
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk

