

19 Crane Ley Road  
Groby, LE6 0FD

£399,950





## 19 Crane Ley Road

Groby, Leicester, LE6 0FD

A beautifully presented and fully modernised 4 bedroom detached family home in most sought after residential location close to good schools, shops, open countryside and major road links. The property benefits from full gas central heating, UPVC double glazing, pvc fascia. the well proportioned accommodation comprises on the ground floor, porch, hall, 26' lounge-diner, conservatory, fitted kitchen oven/hob, utility room & cloaks/wc. Upstairs, landing, 4 good sized bedrooms, modern white bathroom suite. Outside there is an extensive block paved driveway to front, integral garage, 60' private rear garden.

### Porch

UPVC double glazed entrance door.

### Hall

Glazed inner door, Oak solid wood flooring, radiator, stairs to first floor.

### Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc.

### Lounge

26' x 11'8 (7.92m x 3.56m)

UPVC double glazed window to front, sliding patio doors to rear, two radiators, contemporary gas fire.

### Kitchen

11'2 x 9'6 (3.40m x 2.90m)

UPVC double glazed window to rear, fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap, built-in electric double oven, extractor hood, radiator, provision for dishwasher. Pantry store.

### Utility Room

10'6 x 7'10 (3.20m x 2.39m)

UPVC double glazed door, tiled floor, radiator, provision for washing machine, wall mounted Glowworm boiler.

### Conservatory

13'3 x 10' (4.04m x 3.05m)

UPVC double glazed conservatory with brick base, glazed roof.

### Galleried First Floor Landing

Fitted carpet.

### Bedroom One

12' x 11'8 (3.66m x 3.56m)

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

### Bedroom Two

11'8 x 11'4 (3.56m x 3.45m)

UPVC double glazed window to rear, laminate floor, radiator.

### Bedroom Three

17'7 x 8' (5.36m x 2.44m)

UPVC double glazed window to front and side, radiator.

### Bedroom Four

8'3 x 7' (2.51m x 2.13m)

UPVC double glazed window to front, laminate floor, radiator, loft access with retractable ladder.

### Bathroom

7'10 x 6'9 (2.39m x 2.06m)

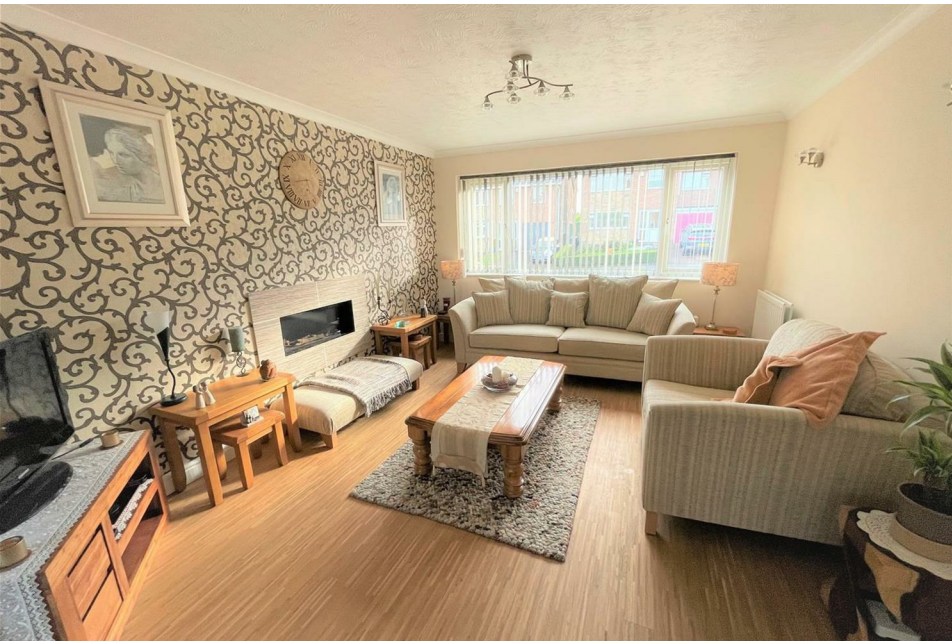
UPVC double glazed opaque window to rear, chrome heated towel rail, tiled floor, fully tiled walls, spotlights to ceiling, extractor fan, panelled bath, separate shower cubicle, pedestal wash hand basin, wc.

### Outside

The front of the property has driveway providing parking for 3 cars leading to single integral garage (17'6 x 8'9) with up & over door.

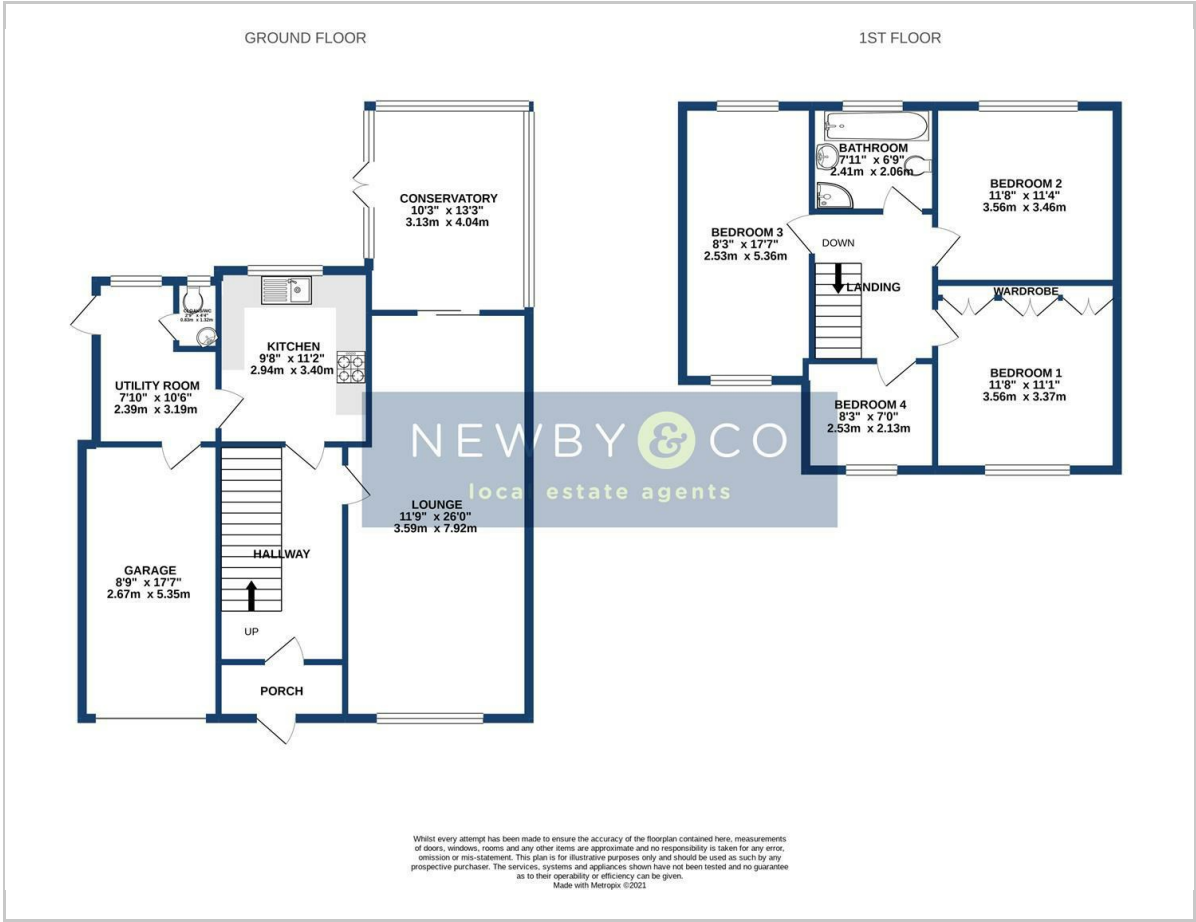
The private rear garden approx 60' has patio, lawn, borders, shed, external water tap, fully fenced boundaries, timber gate.







Floor Plan

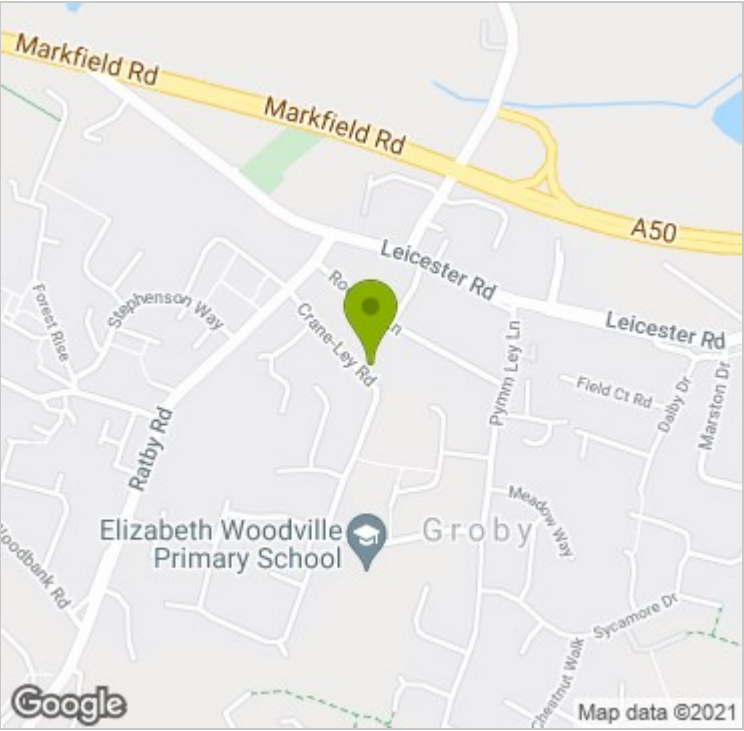


Viewing

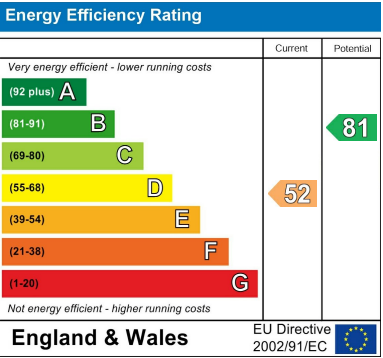
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Area Map



Energy Efficiency Graph



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