



151 Groby Road  
Outskirts of City, LE3 9EF

£140,000



# 151 Groby Road

Outskirts of City, Leicester, LE3

A nicely presented and deceptively spacious two bedroom first floor maisonette situated in prime location within 2 miles of the city centre and also close to Glenfield Hospital, the ring road, good public transport to city centre, shops and schools. This property benefits from an extended lease. The property is in excellent condition with full gas central heating, UPVC double glazing, tastefully decorated throughout. Entrance door, stairs to first floor, 16' lounge, kitchen with oven/hob & dishwasher, 2 good sized bedrooms, bathroom with modern white suite and shower over bath. Garage & garden to rear. Leasehold - 150 years from 25/3/15. No Upward Chain. Council Tax band A.

## Entrance Hall

UPVC double glazed entrance door leading into a ground floor lobby with stairs to first floor, large storage cupboard, access to loft. There is an additional lobby which leads to all rooms, built-in recessed storage cupboard.

## Lounge

16'1" x 12'4" (4.91m x 3.77m)

A spacious living room facing the rear of the property. UPVC double glazed large picture window to rear, radiator, laminate flooring, gas fire set in attractive fireplace with wooden surround.

## Kitchen

8'9" x 6'10" (2.68m x 2.10m)

A well appointed modern kitchen with integrated appliances. UPVC double glazed window to rear, vinyl flooring, radiator. Fitted with a range of modern base, drawer & eye level units, work surfaces with tiled splashbacks, white enamel sink with mixer taps, built-in electric oven, gas hob with filter hood. Integrated dishwasher. Space for additional appliances such as fridge & washing machine.

## Bedroom One

11'4" x 10'11" (3.47m x 3.34m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

## Bedroom Two

8'6" x 7'3" (2.60m x 2.23m)

UPVC double glazed window to front, radiator, laminate flooring, recess for storage.

## Bathroom

6'8" x 5'5" (2.04m x 1.67m)

UPVC double glazed opaque window, chrome heated towel rail, mainly tiled

walls, white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc.

## Outside

The rear garden has patio, lawn, shed and fully fenced boundaries.

There is a garage to the rear (second from the left)

## Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

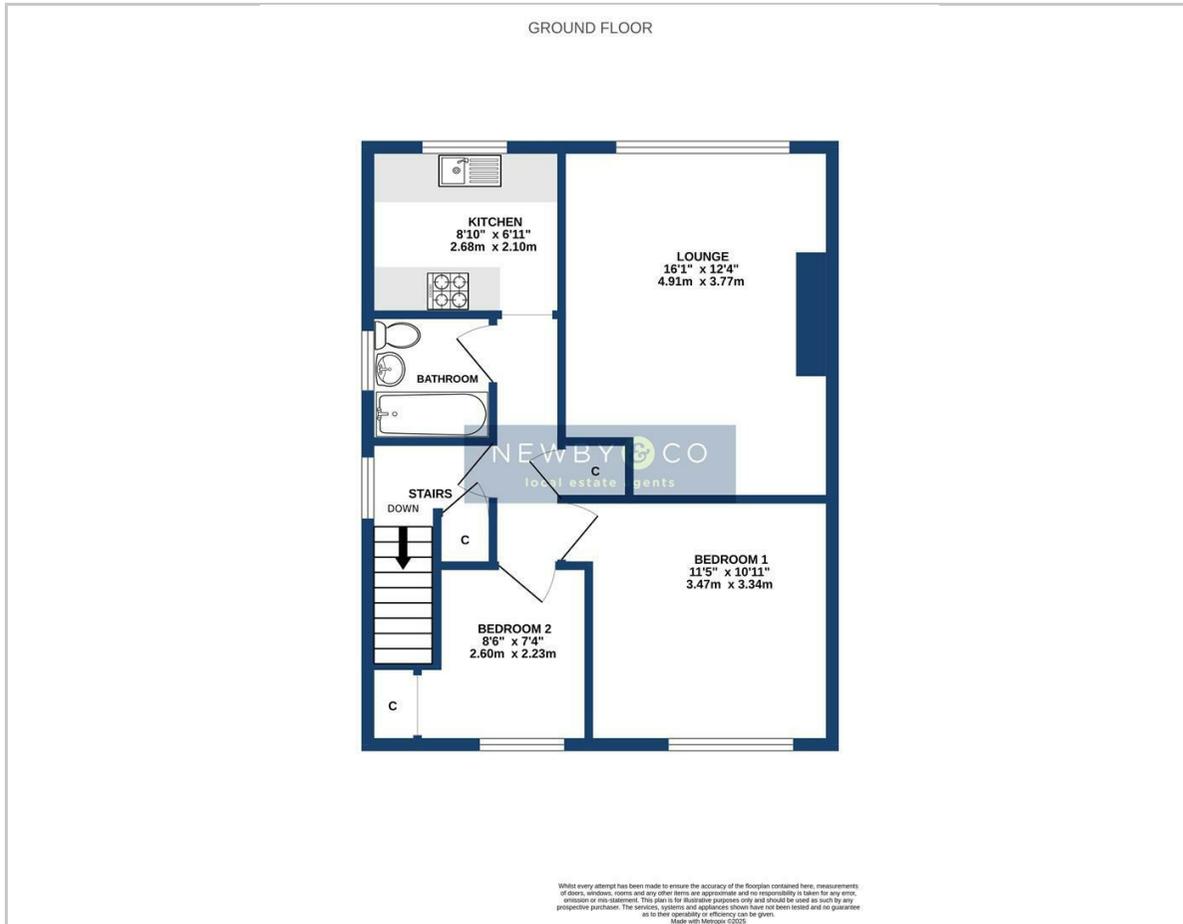
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

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

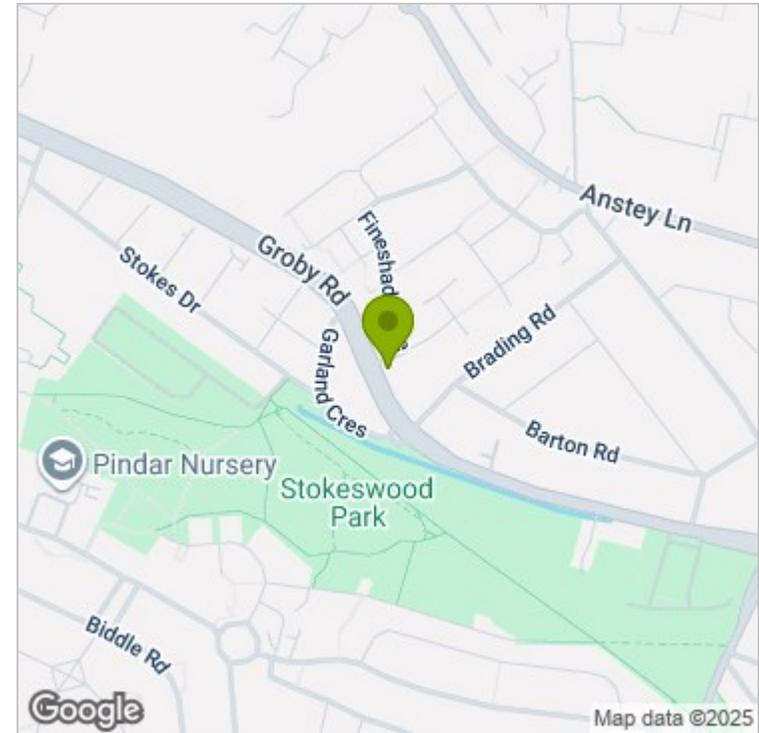


## Viewing

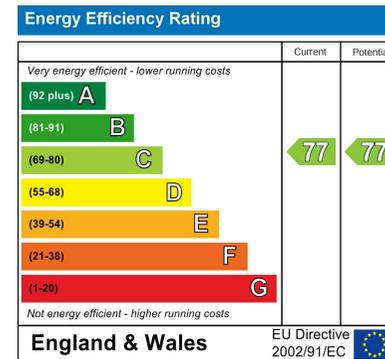
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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