



7 Meadowcourt Road, Groby  
£320,000

MOORE  
& YORK



## 7 Meadowcourt Road

Groby, Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Detached Bungalow
- Cul De Sac Location
- Sought After Village Location
- Two Double Bedrooms & Wet Room
- Open Plan Lounge & Dining/ Kitchen
- Gas Central Heating & D/G
- Parking & Garage



### **Detailed Accommodation**

UPVC sealed double glazed door with matching side panel leading to;

### **Reception Room**

Radiator, access to loft space, inset spotlights, cloaks cupboard, airing cupboard.

### **Lounge**

17' 11" x 11' 11" (5.46m x 3.63m)

Radiator, UPVC sealed double glazed window, TV point.

### **Kitchen/Diner**

17' 11" x 10' 4" (5.46m x 3.15m)

Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, plumbing for automatic washing machine, fridge/freezer space, UPVC sealed double glazed French door to rear garden, built in cupboard, dual aspect UPVC sealed double glazed window.

### **Bedroom 1**

12' 6" x 11' 6" (3.81m x 3.51m)

Radiator, UPVC sealed double glazed window, fitted wardrobe.

### **Bedroom 2**

10' 0" x 9' 11" (3.05m x 3.02m)

Radiator, UPVC sealed double glazed window, built in wardrobe.

### **Wet Room**

8' 0" x 5' 8" (2.44m x 1.73m)

Natural rainwater shower area, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout.

### **Viewings**

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.





### Detailed Accommodation

UPVC sealed double glazed door with matching side panel leading to;

### Reception Room

Radiator, access to loft space, inset spotlights, cloaks cupboard, airing cupboard.

### Lounge

17' 11" x 11' 11" (5.46m x 3.63m)

Radiator, UPVC sealed double glazed window, TV point.

### Kitchen/Diner

17' 11" x 10' 4" (5.46m x 3.15m)

Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, plumbing for automatic washing machine, fridge/freezer space, UPVC sealed double glazed French door to rear garden, built in cupboard, dual aspect UPVC sealed double glazed window.

### Bedroom 1

12' 6" x 11' 6" (3.81m x 3.51m)

Radiator, UPVC sealed double glazed window, fitted wardrobe.

### Bedroom 2

10' 0" x 9' 11" (3.05m x 3.02m)

Radiator, UPVC sealed double glazed window, built in wardrobe.

### Wet Room

8' 0" x 5' 8" (2.44m x 1.73m)

Natural rainwater shower area, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout.

### Viewings

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.







#### **FRONT GARDEN**

Graveled garden to front with evergreen border.

#### **REAR GARDEN**

patio and lawn garden to rear with evergreen screening and borders.

#### **DRIVEWAY**

1 Parking Space

Parking to side driveway leading to detached garage with up and over door



# Ground Floor

Approx. 79.6 sq. metres (856.8 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 sq. feet)



## Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

[sales@mooreandyork.co.uk](mailto:sales@mooreandyork.co.uk)

[www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.