



9 Bluebell Drive, Groby
Leicester

Fixed Price £495,000



9 Bluebell Drive

Groby, Leicester

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXECUTIVE DETACHED FAMILY HOME
- SOUGHT AFTER CUL-DE-SAC LOCATION
- RECEPTION HALL WITH CLOAKROOM/WC
- LOUNGE, DINING ROOM & GARDEN/SITTING ROOM
- NEWLY FITTED KITCHEN WITH UTILITY ROOM
- SPACIOUS MASTER BEDROOM WITH DRESSING AREA & BUILT IN WARDROBES
- THREE FURTHER BEDROOMS ALL WITH BUILT IN WARDROBES
- EN-SUITE SHOWER ROOM & FOUR PIECE FAMILY BATHROOM
- EASY ACCESS LOCAL FACILITIES & WESTERN BYPASS
- AMPLE PARKING & DOUBLE GARAGE
- GAS HEATING & DOUBLE GLAZING



DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel and storm porch over leading to:

ENTRANCE HALL

Stairs leading to first floor accommodation, under stairs cupboard.

CLOAKROOM/WC

Low level WC and wash hand basin.

LOUNGE

15' 10" x 12' 6" (4.83m x 3.81m)

Radiator UPVC sealed double glazed window, feature display fire and surround, TV point, double doors to hall and dining room

DINING ROOM

10' 1" x 10' 1" (3.07m x 3.07m)

Radiator, UPVC sealed double window and French doors to rear garden.

KITCHEN

12' 2" x 8' 5" (3.71m x 2.56m)

Newly fitted in a range of soft close units comprising one and a half bowl sink unit sink unit with cupboards under, matching base units with granite work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, range cooker space with easy wipe splash back and extractor fan over set in stainless steel hood, integrated fridge/freezer and dishwasher, large tiled splash backs, UPVC sealed double glazed window, radiator, tiled flooring, open plan aspect leading to;

SITTING/GARDEN ROOM

14' 1" x 9' 3" (4.29m x 2.82m)

Dual aspect UPVC sealed double glazed windows and French doors to rear garden.

UTILITY ROOM

5' 9" x 5' 4" (1.75m x 1.63m)

Comprising sink unit with cupboards under, utility space with plumbing for washing machine and tumble dryer space, wall mounted gas boiler, tiled





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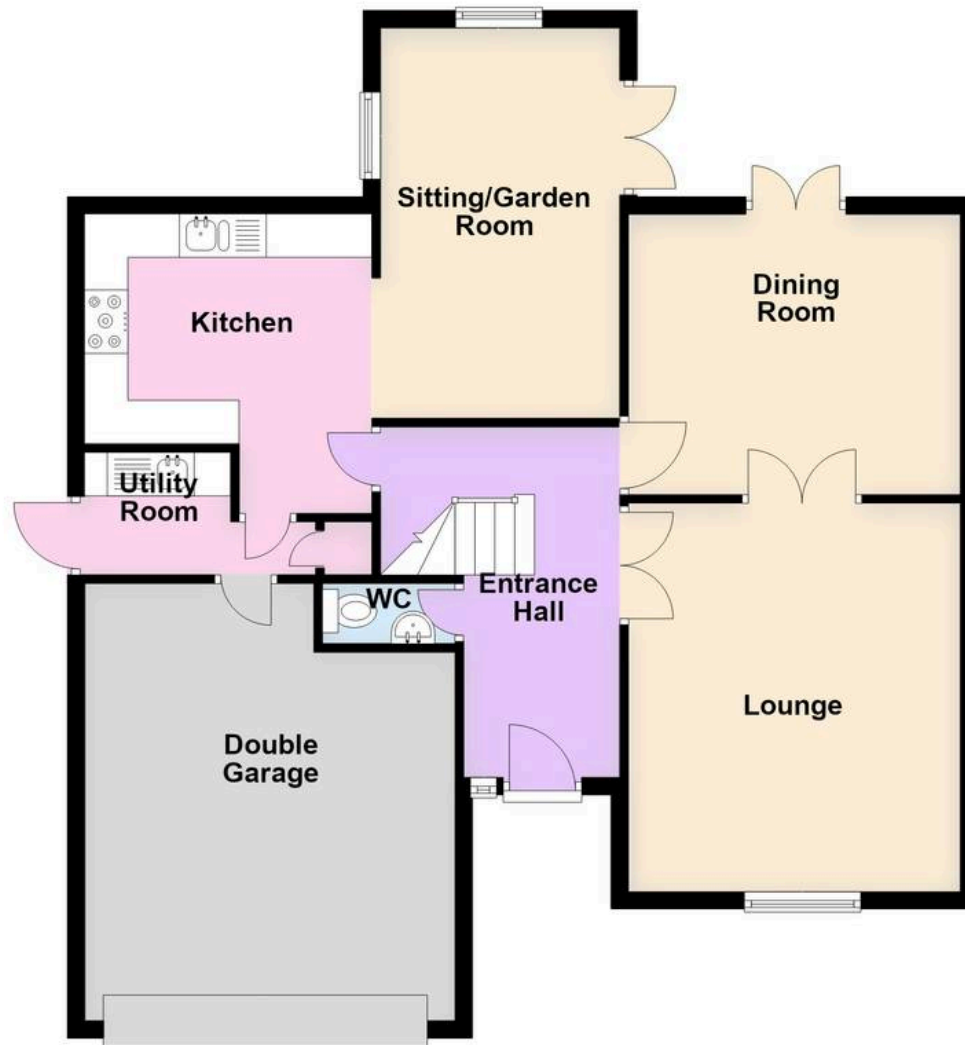
REAR GARDEN

GARAGE

Double Garage



Ground Floor



First Floor





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