



Grove Road, Blaby  
Leicester, LE8 4DH

£700,000

# Property Features

- New Build
- Detached
- Five Bedrooms
- Three Bathrooms
- Open Plan Living Space
- 10 Year Warranty
- Private Drive
- Flooded With Light
- Landscaped Garden
- Call To View

## Full Description

### SUMMARY

Individually built brand new home nestled at the top of a private drive in the heart of Blaby. The property has been tastefully and thoughtfully built with the modern family at the forefront of the design and build process. The owners have left some items unfinished to allow the buyer to put their own personal touch to the property. The options available include a range of carpets, a range of quartz options for the kitchen worktops and appliances in the kitchen to include oven, hob and microwave. For more information or to book a viewing then call Phillips George today!

### ENTRANCE HALL

With stairs off to the first floor, tiled floor, under floor heating and spotlights.

### LOUNGE

21' 4" max x 14' 5" max (6.5m x 4.39m)

With under floor heating, windows to both side elevations and window to the front elevation.

### OPEN PLAN LIVING KITCHEN

34' 6" max x 25' max (10.52m x 7.62m)

Comprising base mounted units, island with storage (worktops to be chosen on both worktops and island), space for appliances (cooker, microwave and hob to be chosen), sink unit with drainer, space for fridge freezer, built in dishwasher, two ceiling lanterns, folding glass doors to the rear garden, spotlights, French doors to the rear garden, under floor heating, tiled floor and two windows to the side elevation.

### UTILITY ROOM

10' 11" x 5' 8" (3.33m x 1.73m)

Comprising base mounted units with complementary work surfaces, sink unit with drainer, plumbing for washing machine, tiled floor, under floor heating, window to the side elevation, courtesy door to the garage, spotlights and door to the rear garden.

### GARAGE

19' 7" x 9' 7" (5.97m x 2.92m)

With wall mounted boiler, electric roller door, light and power.





## WC

Comprising low flush w.c., wash hand basin, extractor fan, tiled floor and under floor heating.

## LANDING

With feature picture window to the front elevation, storage cupboard and radiator.

## MASTER BEDROOM

14' 5" x 13' 5" (4.39m x 4.09m)

With walk in wardrobe, window to the rear elevation and radiator.

## ENSUITE

8' 2" x 3' 10" (2.49m x 1.17m)

Comprising shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, tiled floor, extractor fan, heated towel rail, spotlights and window to the side elevation.

## BEDROOM

14' 5" x 11' 6" (4.39m x 3.51m)

With windows to the front and side elevations and radiator.

## BEDROOM

12' 3" x 10' 1" (3.73m x 3.07m)

With window to the front elevation, radiator and access to the loft. The loft has a drop down ladder and is insulated.

## BEDROOM

11' 7" x 9' 9" (3.53m x 2.97m)

With window to the rear elevation and radiator.

## BEDROOM

9' 9" x 7' 7" (2.97m x 2.31m)

With window to the rear elevation and radiator.

## BATHROOM

14' 4" max x 7' max (4.37m x 2.13m)

Luxury bathroom being fully tiled and comprising free standing bath, double walk in shower cubicle, double vanity sink, low flush w.c., extractor fan, tiled floor, heated towel rail and spotlights.

## SHOWER ROOM

Comprising shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, heated towel rail, tiled floor and spotlights.

## OUTSIDE

The front of the property is block paved and stoned and provides ample off road parking. The rear garden has been landscaped beautifully. It is mainly laid to lawn with mature trees, flower borders, ample patio area, side access and a fenced surround.

## ADDITIONAL INFORMATION

The property comes with a 10 year builders warranty.

There is an option to also purchase the neighbouring property. This is substantial family home and has been fully renovated and extended alongside this property. For more information on this option please speak to the agent.



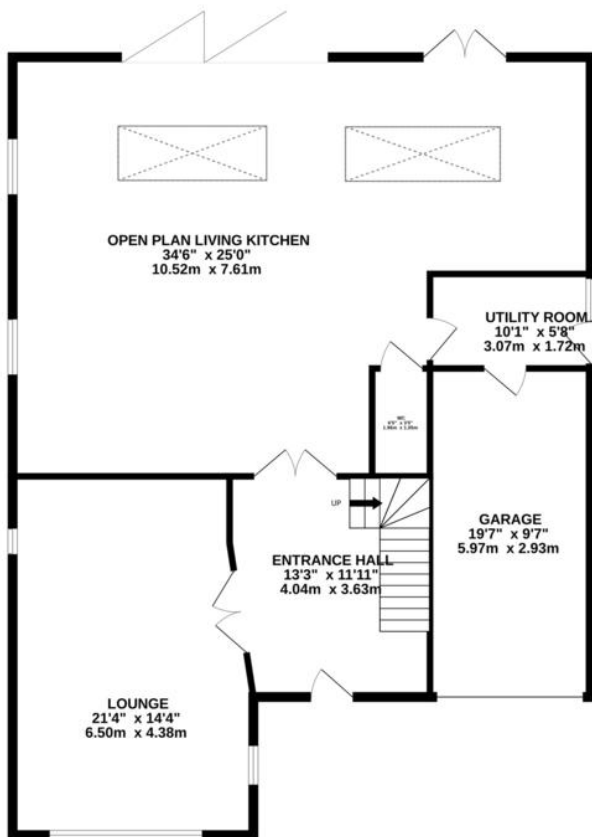
# EPC Rating

EPC to follow

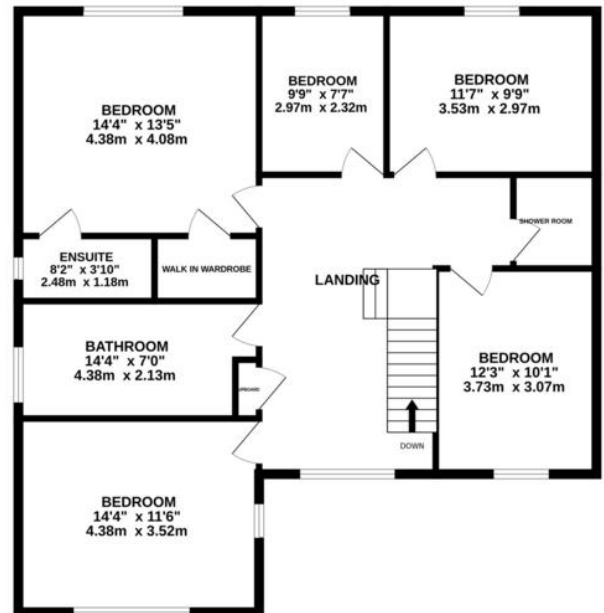


## Floorplan

GROUND FLOOR  
1434 sq.ft. (133.3 sq.m.) approx.



1ST FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 2504 sq.ft. (232.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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