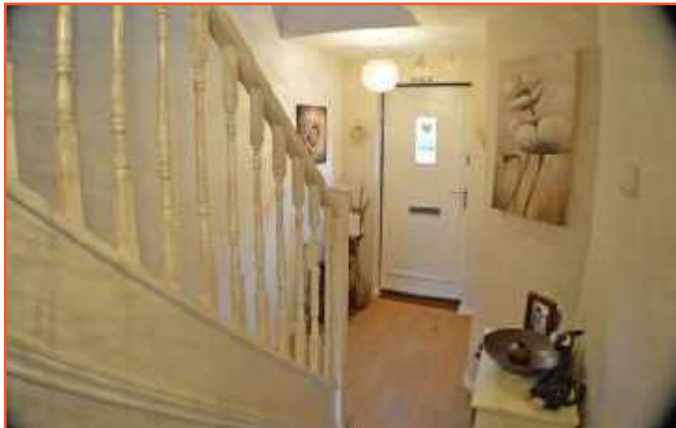




Putting great property on the map

**8 Bailey View
Groby
Leicester
LE6 0FF**

£199,950



A really well presented modern three storey house tucked away in this select development within a conservation area, overlooking Groby Old Hall. Properties of this type rarely come to the market so a viewing should be arranged quickly to avoid missing out! There's an entrance hall, downstairs toilet, lounge/dining room with doors out to the garden, breakfast kitchen, there are then two bedrooms and a bathroom on the first floor and a master bedroom suite on the second floor with a dressing area and en suite shower room. Gardens to the front and rear and there are two allocated parking spaces behind the property. Well presented, in a great location and competitively priced!

Directional notes

The property is best approached by leaving Leicester City Centre via the A50 and on reaching the major roundabout with the A46 Bypass take the first exit on the left as signposted Groby. Continue straight ahead at the next roundabout onto Leicester Road and on entering the village turn right on to Newtown Linford Lane, left on to Bailey View, follow the road around and the property can then be found on the left hand side.

Entrance hall

With a glazed panelled door, stairs to the first floor, laminate flooring, radiator.

Downstairs toilet

With a toilet, wash hand basin, tiled splash backs, radiator.

Lounge/Dining room 14'8" x 12'11" (4.47m x 3.94m)

A spacious room with UPVC double glazed French doors to the rear garden, radiator.

Breakfast kitchen 16'1" max x 7'9" max 6'2" min (4.90m max x 2.36m max 1.88m min)

UPVC double glazed window to the front, range of base and wall mounted units, plenty

of work surface, electric oven with gas hob and extractor over, integrated washing machine, integrated dishwasher, fridge freezer, tiled flooring.

First floor landing

With a UPVC double glazed window to the front, stairs to the second floor.

Bedroom two 12'11" x 12'5" (3.94m x 3.78m)

UPVC double glazed window to the rear, radiator.

Bedroom three 11'1" x 6'3" (3.38m x 1.91m)

UPVC double glazed window to the front, radiator.

Family bathroom

With a panelled bath, toilet, wash hand basin, tiled splash backs, heated towel rail, extractor fan.

Second floor landing

Bedroom one 12'11" x 12'3" (3.94m x 3.73m)

A superb master bedroom suite with two Velux windows to the rear, dressing area with wardrobes, radiator.

En suite

UPVC double glazed window to the front, fully tiled shower cubicle, toilet, wash hand basin, tiled splash backs, heated towel rail.

Outside

There is a small garden to the front, shared vehicular access leads to a parking area to the rear with two allocated parking spaces. The rear garden has decking, lawn, two sheds and a gate to the rear.

Charity Link

Readings have teamed up with Charity Link, a Leicester based charity which has been supporting local people in poverty, hardship or crisis for nearly 140 years. By choosing Readings to act on your behalf when selling your home, you can also help provide beds, fridges, cookers and other vital items for local people who really need our support.

How it works:

You can choose to give a donation on completion of the sale of your house (simply tick the appropriate donation box on your contract) Readings will match your donation and with the unique way Charity Link work by accessing grants from charitable trusts available to help those in need, they can turn

each donation of £10 in to £50 - all of which goes directly to those who most need it. With your support we can really make a difference.

Agents note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to the Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. MEASUREMENTS - All measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Offer process

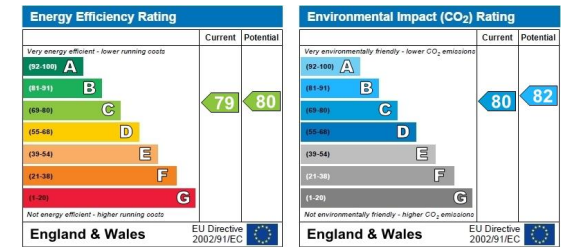
If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank\Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender.

Please ask for information on our exclusive Buyer Protection service. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed Credit Brokers. Written details of credit terms are available upon request.

Surveys

Readings undertake various types of valuation work. These include RICS Homebuyer Report, Valuations for probate, inheritance and capital gains tax purposes

and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on various expert witness cases Please contact our Survey Department on 0116 2227575 or email us at surveys@readingspropertygroup.com for further information.



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