



Bentons
01664 563892
bentons.co.uk
FOR SALE

5 Laundon Way

Groby | Leicester | LE6 0YG


Bentons

YOUR PROPERTY EXPERTS



Property at a glance

- Substantially Extended Detached Family Home
- Energy Rating D
- Three Reception Rooms
- Professional Cinema with Audio Visual Equipment Included
- Three Bedroom, All with Fitted Wardrobes
- Family Bathroom
- Separate Gym/Playroom & Workshop
- Gas Fired Central Heating
- uPVC Double Glazing
- All Fitted Carpets, Curtains and Light Fittings Included
- Popular Residential Development
- Desirable Village Location with Excellent Local Facilities
- Convenient for Leicester City & MI

5 Laundon Way

Demanding internal inspection - A substantially extended highly individual detached family home offering four reception rooms including a large family room extension, professional cinema complete with projector, screen, 8 seats and surround sound system. With uPVC sealed unit double glazing and gas fired central heating, the property also offers an outbuilding comprising play room/gym and workshop and on the first floor, three bedrooms, all with fitted wardrobes and a family bathroom. There is extensive hardstanding and private landscaped rear garden.

Accommodation

The property is entered under a canopy porch through a uPVC leaded double glazed front door into:

Reception Hall

With radiator behind grill, return staircase to the first floor with cupboard under, telephone point and off:

Downstairs Cloakroom

With low level WC, wash hand basin with cupboard under and uPVC double glazed window.

Asking Price: £289,950





Sitting Room

11'1" x 9'6" (3.38m x 2.9m)

With radiator, attractive flooring, uPVC double glazed window overlooking rear garden and coved cornicing.

Separate Dining Room

11'7" x 10'2" (3.53m x 3.1m)

With radiator, uPVC double glazed bay window to front, coved cornicing, living flame gas fire in tiled surround on quarry tiled hearth with timber surround and mantle.

Fitted Breakfast Kitchen

16'4" maximum x 9'6" (4.98m maximum x 2.9m)

With a range of white painted wood fronted units with brush chrome fittings comprising a single drainer, stainless steel sink, ranges of roll edge work surfacing, base cupboards and drawers, eye level units including leaded glass double display cupboard, integrated appliances including a Belling split level fan assisted electric oven, four ring gas hob by Neff, extractor fan, full height pantry off, radiator, uPVC double glazed window overlooking the rear garden provision for wall mounted TV and a utility area with space for fridge/freezer, plumbing for dishwasher and access off to:

Rear Hall

With ceramic tiled flooring, radiator, uPVC double glazed door and windows overlooking patio and rear garden and off:

Spacious Family Room

15'2" x 15' (4.62m x 4.57m)

With an electric stove inset within reclaimed brick surround, laminate flooring, uPVC double glazed French doors onto patio and gardens, coved cornicing and TV aerial point.

Superb Professional Cinema

15'8" x 10'8" (4.78m x 3.25m)

With a row of split level cinema seats and a Optima protector screen, ceiling LED lighting and spotlights, surround sound system, audio system (the audio visual system has TV/internet access also).

Excellent Store Room

17'3" x 7'11" (5.26m x 2.41m)

This room has been created from the former double garage and still retains the up and over door for easy access providing excellent storage space, fitted light and power, plumbing for washing machine, space for tumble dryer and houses the wall mounted gas fired central heating boiler with an interconnecting door to the kitchen.

On the First Floor

Approached via a return staircase from the reception hall:

First Floor Landing

With access to roof space and off:

Bedroom One

12'8" x 10'8" (3.86m x 3.25m)

Including wardrobes with a range of full length built-in double hanging wardrobes, radiator, uPVC double glazed window overlooking rear garden, matching headboard and matching bedside units.

Bedroom Two

10'7" x 9'1" (3.23m x 2.77m)

With two double hanging wardrobes, chest of three drawers, provision for wall mounted TV, radiator, uPVC double glazed window to front.

Bedroom Three

9'7" (2.92m) including wardrobes x 9'3" (2.83m)

With double and single built-in hanging wardrobes, chest of six drawers, provision for wall mounted TV, radiator and uPVC double glazed window.

Bathroom

With white three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, Triton Madrid electric shower over bath with shower screen, full height tiling to all walls, ceramic tiled flooring, mirror fronted medicine cupboard uPVC double glazed window and radiator.

Outside to the Front

There is an ornamental front garden area and driveway providing hardstanding for at least three vehicles leading into the front.

Rear Garden

The rear garden is completely private being enclosed on all sides by timber panel fencing and hedge. The garden is predominantly laid to shaped lawn with a good sized block paved patio and sun terrace with flowering borders and a variety shrubs and plants.

Excellent Play Room/Gym

16'5" x 12'4" (5m x 3.76m)

With laminate flooring, fully insulated with uPVC double glazed window, double doors, provision for wall mounted TV and LED spotlights. This building would also be ideal as a home office or as a hobbies room. Off:

Adjacent Work Room/Store Room

11'7" x 7'8" (3.53m x 2.34m)

With work benches and fitted strip lights. This outbuilding would also be ideal for teenagers.



Fixtures and Fittings

All fitted carpets, curtain and light fittings are included.

Location

Groby is a well serviced village situated on the edge of Charnwood Forest offering good local facilities and amenities. The near-by A50 and A46 afford excellent access to the M1, Leicester City Centre and schooling at Leicester and Loughborough. Local attractions include the nature reserve and Lake at Groby pool and Bradgate Park at near-by Newtown Linford.

Directions

Proceeding out of Leicester via the A50 turn left onto the outer ring road roundabout signposted for Groby. At the first roundabout turn left into Sacheverell Way, turning right into Laundon Way, the property can then be found on the right hand side as identifiable by our for sale sign.





Do You Need a Mortgage?

Bentons works with Thomas Nicholas Financial Services, a local independent mortgage broker offering:

- Access to thousands of mortgages from the whole market
- Completely free of charge mortgage advice
- Buyer's Protection should your purchase fall through
- Personal protection from some of the UK's leading Insurance Companies

Our mortgage expert, Tom James, will be able to:

- Work out what is affordable for you
- Recommend the very best product available
- Complete all the necessary paperwork
- See your case right the way through to completion
- Save you time and money!

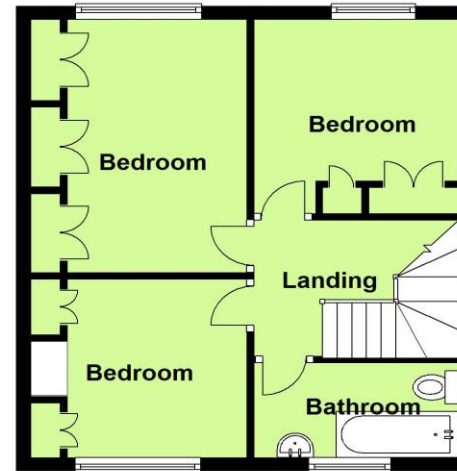
Call Tom James today at Bentons on 01664 563892



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



SELLING YOUR PROPERTY

Bentons specialise in the marketing of quality homes throughout Leicestershire and Nottinghamshire. For confidential and personal valuation advice call Residential Director James R. Warne BSc. UES. With 26 years of local market knowledge backed up by a team of 28 professional staff and the very latest in technology, James is delighted to offer free Marketing Advice. He will discuss all aspects of selling your home to include 3 different marketing strategies to suit you, from his "Discreet" marketing service to "Low Profile" or full marketing, the choice is yours.

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