



31 Laundon Close

Groby, Leicester, LE6 0YZ

Offers In The Region Of £415,000



An extended, show standard, 4 bedroom, 2 bathroom, family detached house occupying a corner commanding position and ideally located close to all local amenities. The property has been maintained to the high standard throughout with additional benefits of gas central heating (condensing combination boiler), PVCu double glazed windows, Victorian conservatory, recently upgraded modern breakfast kitchen, extended breakfast room / utility, landscaped enclosed rear garden, block paved driveway, PVCu fascia and soffit boards, luxury bathroom and bedroom 1 with en-suite shower room.

Accessible for commuting to all major road links, such as the M69, M6 and M1.

Must be viewed.

NO CHAIN.



Profiles Estate Agents

Reception hall 5'4" x 2'11" (1.63 x 0.91)

Obscure double glazed newly fitted composite door and radiator.

Guest cloakroom (fully tiled) 5'4" x 3'2" (1.63 x 0.97)

Suite in white, low flush wc with a concealed cistern, wash hand basin in vanity unit with base doors finished in high gloss, ceramic tiled floor, chrome ladder style radiator, down lights to the ceiling and wall mirror.

Attractive lounge (front) 15'10" x 15'7" (4.84 x 4.75)

Feature fireplace with an electric shower and raised marble hearth, ladder styled radiator, PVCu double glazed window, down lights to the ceiling, easy tread stair case leading to the first floor feature spindle balustrade, picture wall light point, under stairs cupboard, fitted corner be spoke cupboards and smoke detector.

Dining room (rear) 13'7" x 8'2" (4.15 x 2.51)

PVCu double glazed French doors and electric panel heater.

Victorian conservatory (rear) 8'7" x 8'2" (2.63 x 2.51)

PVCu double glazed windows, twin PVCu double glazed french doors, multi pitched double glazed polycarbonate roof and laminate floor.

Extended luxury, fully fiited breakfast / kitchen 15'5" x 11'6" (4.71 x 3.51)

Stainless steel sink unit, range of attractive base and wall units (9 base and 7 wall), associated work surfaces, integral breakfast island with pan drawers, split level gas hob, electric double (fan assisted) ovens, extractor hood, plumbing for washing machine, tall cupboards, ceramic wall tiling, 2 wall light points, obscure PVCu double glazed door, fitted dishwasher, down lights to the ceiling, ladder style radiator, twin PVCu double glazed windows and ceramic wall tiling.

Extended breakfast room / utility (front) 19'8" x 7'5" (6.00 x 2.27)

PVCu double glazed window, radiators, work surfaces, double tasll cupboards, ceramic wall tiling and 2 wall light points.

First floor landing 16'7" x 6'10" (5.07 x 2.09)

Fitted linen cupboard, roof void access, PVCu double glazed side window and fitted double cupboard.

Bedroom 1 (rear) 15'11" x 10'2" (4.87 x 3.10)

Twin PVCu double glazed windows, radiator, coving, fitted wardrobes (2 double wardrobes and 1 single wardrobe) and bridge wall units.

En suite shower (rear) fully tiled. 7'1" x 6'0" (2.17 x 1.85)

Suite in white, fitted double shower cubicle with chrome mixer shower, wash hand basin in a vanity unit with twin base doors, low flush wc with concealed cistern, chrome ladder style radiator and down lights to the ceiling.

Bedroom 2 (front) 12'4" x 7'0" (3.77 x 2.15)

PVCu double glazed window and radiator.

Bedroom 3 (front) 8'10" x 8'10" (2.71 x 2.70)

PVCu double glazed window, radiator, coving and fitted twin double wardrobes.

Bedroom 4 (front) 10'1" x 8'10" (3.08 x 2.71)

Twin PVCu double glazed windows, laminate floor, radiator and coving.

Modern bathroom (side) fully tiled 9'2" x 6'11" (2.80 x 2.13)

Full suite, comprising of jacuzzi bath with chrome mixer shower, addition mixer shower, oval wash hand basin in vanity unit having 3 base doors finished in high gloss white, low flush wc with concealed cistern, chrome heated towel rail, obscure PVCu double glazed window and down lights to the ceiling.

Outside

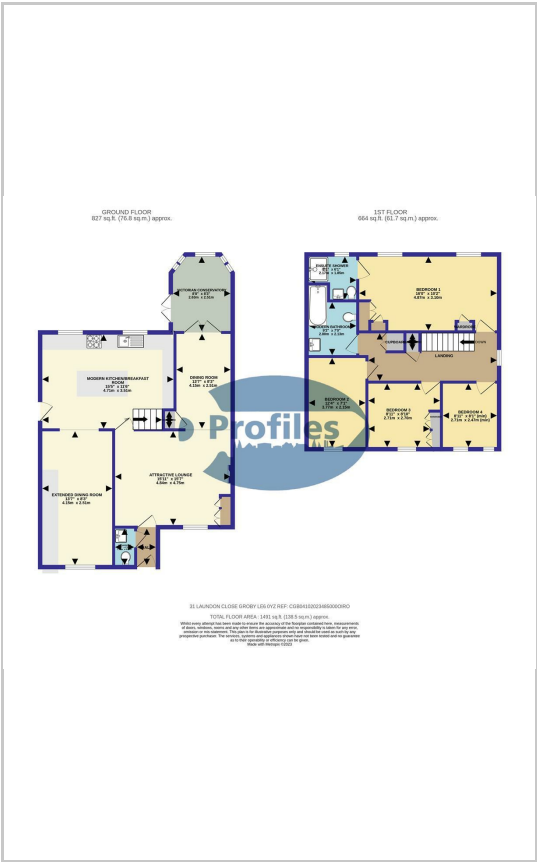
Enclosed landscaped rear garden, with established lawn, paved patio, external power points, security light and side gated access.

Front garden with block paved driveway with parking for 3 cars.

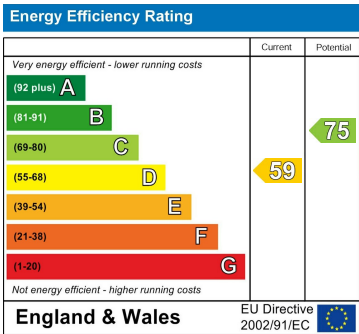
Area Map



Floor Plans



Energy Efficiency Graph



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