

for sale

**£795,000** Freehold



## Home Farm Markfield Road Groby Leicester LE6 0FT

Plot 4 is a spacious and characterful stone faced barn conversion with a striking appearance highlighted by a series of arch top door sets and windows. The plot is available for reservation and is a 2 storey 4/5 bedroom approx 2900 square ft barn conversion with garden, parking and double car port.



# Home Farm Markfield Road Groby Leicester LE6 0FT

Plot 4 is a spacious and characterful stone faced barn conversion with a striking appearance highlighted by a series of arch top door sets and windows. The plot is part of a stunning development of five luxury farm building conversions in highly desirable location with open views and yet convenient access to major link roads. The plot is available for reservation and is a 2 storey 4/5 bedroom approx 2900 square ft barn conversion with garden, off road parking and double car port. The accommodation briefly comprises:- Entrance lobby, spacious open plan lounge, open plan dining/ kitchen, ground floor bedroom 5/snug, cloaks/w.c, inner hall with two good sized stores off. To the first floor is the master bedroom suite with en suite shower room and dressing room, three further bedrooms and bathroom. Site visits will be via strict appointment with Ashley Adams on 01332 865568.

Groby itself 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 The development is situated off a private unadopted lane which leads up from the A50 and is clearly identified by our for sale board.



**External**

- Landscaped garden with lawns
- Outdoor weatherproof socket
- Paving to external areas
- Chrome door furniture
- Exterior lighting

**Plumbing And Heating**

- Gas fired central heating
- Chrome towel rails to bathroom & en suites
- Radiators to other rooms
- Outside water tap

**Kitchen And Utility**

- Traditional or contemporary design
- Integrated oven
- Integrated fridge
- Integrated dishwasher
- Built-in wine cooler

**Internal Finish**

- Floor coverings from a selected range to kitchen, dining hallway & wet areas.
- Traditional style doors
- Fitted wardrobes to main bedroom
- Decorated throughout

**Electrical**

- Spotlights to lounge, hallway, kitchen, utility room, main bedroom, bathroom and en-suites (where possible)
- Shaver sockets to bathrooms and en-suites
- Power points and lights to garage
- Smoke alarms

**Bathroom and Ensuites**

- Half tile to wet walls with fully tiled shower
- Grohe taps and Laufen Sanitaryware
- Chrome towel rail to bathroom and en-suites
- Contemporary chrome taps and fittings
- Shower to all bathrooms.

**Optional Extras**

- CCTV camera
- Fitted wardrobe to bedrooms
- Carpets
- Granite worktops to utility
- Spotlights to all rooms

**Upgrades Included**

- Solid timber garage door
- Granite worktops to kitchen
- Under floor heating to ground floor, radiators to first floor.
- Intruder alarm.









To view this property please contact Ashley Adams on

**T 01332 865 568**

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DERBY DE73 8DS

Property Ref: MEL203839 - 0003

**Tenure:** Freehold

**EPC Rating:** Exempt

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