

# 3 bedroom detached house for sale, Groom Lodge Hall Walk, Enderby, Leicester LE19



Location **East Midlands, Leicestershire**  
<https://www.freeadsz.co.uk/x-167130-z>

Groom Lodge is an individual and splendid residence that incorporates many pleasing features to which an inspection is highly recommended. From tall ceilings to sash style windows Groom Lodge is an exciting place to visit. The accommodation benefits from porch, inner hall, ground floor w.c, lounge, dining room, approximately 19ft kitchen with built in oven, hob and extractor, first floor, master bedroom with en-suite shower room, two further bedrooms and a family bathroom with white suite. The home benefits from a central heating system. Externally the property sits within a shared courtyard and there is a shared access drive and two side gardens, one of which has a lawn area. Arrange a viewing of this wonderful home to see all the character it has to offer. A copy of the EPC will be available on request. EPC Grade D

Location Enderby is a popular residential suburb of Leicester lying to the south of the city with a range of local amenities to include shops and schools plus access to the M1/M69 motorway network. Our View This is an exciting opportunity to acquire Groom Lodge. A stunning period residence which has to be viewed to be appreciated. Not only does the property have the feeling of character but there is a blend of the modern; such as the en-suite shower room. Groom Lodge offers spacious family living area and inspection is essential.

Kitchen 19' 1" (max inc units) x 7' 7" (max inc units) (5.82m (max inc units) x 2.31m (max inc units) ) Lounge 18' 8" (max) x 11' 8" (max) (5.69m (max) x 3.56m (max) ) Dining Room 14' 5" (max) x 10' 8" (max) (4.39m (max) x 3.25m (max) ) Bedroom 13' 2" (max) x 12' 3" (max) (4.01m (max) x 3.73m (max) ) Bedroom 15' 3" (max) x 9' 7" (max) (4.65m (max) x 2.92m (max) ) Bedroom 10' 5" (max) x 9' 3" (max plus recess) (3.18m (max) x 2.82m (max plus recess) ) Bathroom 6' 8" (max) x 6' 1" (max) (2.03m (max) x 1.85m (max) )

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

0116 238 0360



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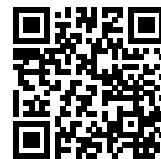
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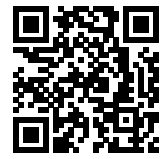
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