



SHEPHERD & WHITE

— ESTATE & LETTING AGENTS —

LEICESTER ROAD, GROBY, LE6 0DJ

Character, space and the opportunity to make it your own

A delightful end-terrace house offering genuine character, flexible accommodation and exciting potential. With three bedrooms, separate living and dining spaces, a downstairs bathroom and a part walled garden, this is a home ready for some imagination and TLC — creating an opportunity to put your own stamp on a property with real personality.



3

BEDROOMS



2

RECEPTION
ROOMS



1

BATHROOM



PART WALLED
GARDEN

*“A home with potential
– and personality.”*

THE
JOURNEY
HOME





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A home full of possibilities

With separate living and dining rooms, a well-proportioned kitchen and a layout that works beautifully for modern family life, this home offers space, character and the chance to make it your own.

Bright, practical and full of potential, it's a home ready for some imagination and TLC — creating an exciting opportunity to put your own stamp on a property with real personality.



SEPARATE
LIVING ROOM



SEPARATE
DINING ROOM



FITTED
KITCHEN



GREAT
POTENTIAL

*“Space to live, grow
and make your own.”*





SHEPHERD & WHITE

ESTATE & LETTING AGENTS

PEOPLE
PROPERTY
PLACES
POSSIBILITIES

LEICESTERSHIRE

Groby

A village to be proud of

Nestled on the edge of the Charnwood Forest, Groby is a thriving and well-regarded village that perfectly balances community spirit with modern convenience.

With excellent local schools, a range of independent shops, welcoming pubs and cafés, and beautiful open spaces close by, Groby offers an enviable lifestyle for families, professionals and retirees alike.

Just a short drive from Leicester, with easy access to the M1, M69 and surrounding countryside, it's a village that truly has it all — a wonderful place to call home.



BEAUTIFUL
GREEN SPACES



EXCELLENT
LOCAL SCHOOLS



SHOPS, CAFÉS
& AMENITIES



GREAT
CONNECTIVITY

THE JOURNEY HOME

*“A strong community.
A brighter tomorrow.”*

PEOPLE | PROPERTY | PLACES | POSSIBILITIES

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Character, space and the opportunity to make it your own

There is something rather appealing about a home with genuine character - particularly when it also gives you the freedom to put your own stamp on it.

This delightful end-terrace house combines traditional character with a surprisingly versatile layout, offering an exciting opportunity for a new owner to create a home that reflects their own style and way of living.

Previously used as a rental property, the house would benefit from some updating and a little imagination, but the foundations are here to create something really special. The traditional brick exterior, period proportions and character features provide a lovely starting point, while the accommodation offers plenty of flexibility.

On the ground floor, there is a welcoming lounge, separate dining room, kitchen and downstairs bathroom. Upstairs are two good-sized bedrooms, with Bedroom Two leading through to a useful additional room. Whether used as a nursery, home office, dressing room or occasional bedroom, it adds an extra dimension to the accommodation.

Double-glazed windows and gas central heating provide the practical essentials, while the enclosed walled courtyard garden to the rear offers a private outdoor space to enjoy and personalise.

A home with potential - and personality

This is not a finished, polished home. And perhaps that is part of its appeal.

It is a property where you can make the decisions.

Choose the colours.

Refresh the floors.

Rework the spaces.

Create the garden you have always wanted.

With its character, proportions and flexible accommodation, this is a home with the potential to become something genuinely personal.

A little vision. A little TLC. And the opportunity to create a home that is entirely your own.

LOUNGE

11' 6" x 10' 11" (3.51m x 3.35m)

Double glazed window to the front, Upvc entrance door, radiator, exposed floorboards, meter cupboard.

DINING ROOM

11' 6" x 11' 0" (3.51m x 3.37m)

Double glazed window to the rear, under stairs store, double radiator, coving to ceiling.

FITTED KITCHEN

9' 8" x 6' 7" (2.95m x 2.03m)

Two UPVC double glazed windows to the side, fitted with base and drawer units, stainless steel sink unit, electric oven with ceramic hob, provision for washing machine, radiator, wall mounted combi boiler

MID LOBBY

Upvc door to the side, tall built-in units.

BATHROOM

6' 0" x 6' 2" (1.84m x 1.88m)

Double glazed opaque window, double radiator, fitted with white bathroom suite comprising of wash hand basin, wc, panelled bath.

BEDROOM ONE

11' 5" x 11' 1" (3.49m x 3.39m)

Double glazed window, radiator, cast iron fireplace.

BEDROOM TWO

11' 0" x 11' 1" (3.36m x 3.39m)

Double glazed window to the rear, double radiator, cast iron fireplace, recessed cupboard with access to loft.

BEDROOM THREE

Double glazed window to the rear, double radiator. Located off Bedroom Two.

OUTSIDE

Courtyard garden with artificial lawn, part walled boundaries with gated access to rear. Shared access across two neighbouring properties.



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THE JOURNEY HOME

A well-proportioned home with flexible living space, ideal for modern family life and full of potential to make your own.

This floor plan provides an indicative layout of the property, showing a practical flow of accommodation across two floors.



SPACIOUS
LIVING AREAS



PRACTICAL
KITCHEN



THREE
BEDROOMS



FLEXIBLE
LAYOUT

*“More than a house...
a place to call home.”*

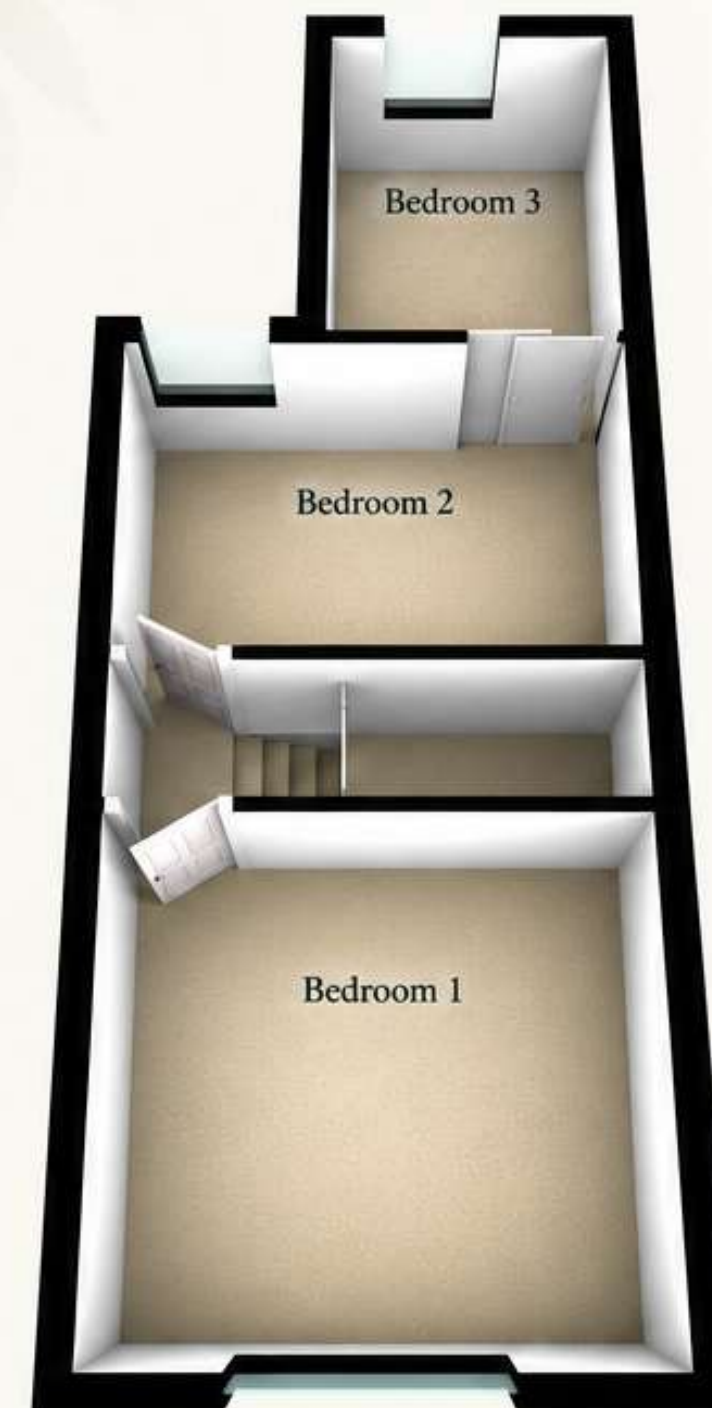
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PEOPLE | PROPERTY | PLACES | POSSIBILITIES

Ground Floor



First Floor



PEOPLE
PROPERTY
PLACES
POSSIBILITIES

For illustrative purposes only.
Not to scale. Plans are intended as a guide to room layout only.



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NOTES – MEASUREMENTS

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.



PHOTOGRAPHS

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



TENURE

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.



CONSUMER PROTECTION LEGISLATION

These sales details have been written to conform to Consumer Protection Legislation.



ANTI-MONEY LAUNDERING

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.



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COALVILLE



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CHARNWOOD FOREST VILLAGES

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

England & Wales

EU Directive
2002/91/EC



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At Shepherd & White, we believe a better experience leads to better results.
With over 40 years of combined experience, we offer a bespoke,
one-to-one service tailored to you.



ONE POINT OF CONTACT

You'll deal directly with
Kevan for sales or Marie
for lettings from start
to finish.



BESPOKE SERVICE

We take the time to understand
your needs and tailor our advice,
marketing and strategy to
achieve the best outcome.



PREMIUM MARKETING

Professional photography, 3D
floorplans, lifestyle brochures
and targeted social media
marketing to showcase
your property.



EXPERT LOCAL KNOWLEDGE

Unrivalled knowledge of Leicester,
Coalville, Ashby-de-la-Zouch and
the Charnwood Forest villages.



PERSONAL & PROFESSIONAL

We're independent, owner-managed
and proud to offer a personal
service that larger agencies
simply can't match.



Trusted, respected and recommended.

Our long-standing reputation is built on honesty, integrity
and achieving the best results for our clients.

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