



62 Stokes Drive
Off Groby Road, LE3 9BS
£275,000



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Off Groby Road, Leicester, LE3

A significantly extended 3 bedroom Jelson semi detached house in popular residential location close to Stokeswood Primary School which is offered for sale with immediate vacant possession - no upward chain! The property benefits from full gas central heating (1 year old boiler), UPVC double glazing, pvc fascia. The spacious accommodation comprises on the ground floor, entrance hall, 16' lounge, extended 19' dining room, extended kitchen with appliances. Upstairs, landing, 3 bedrooms, shower room. Driveway, carport & garage. 60' gardens to rear. Easy access to shops & major routes to city & motorway. Freehold - no upward chain! Council tax band C

Porch

UPVC double glazed entrance door & panels to each side.

Entrance Hall

Entrance door, stairs to first floor, radiator.

Lounge

16'2" x 11'0" (4.95m x 3.37m)

A good sized living room with UPVC double glazed bay window to front, radiator, fitted carpet, gas fire.

Dining Room

18'10" x 8'9" (5.75m x 2.68m)

An extended dining room which could be used as a second reception room. UPVC double glazed sliding patio doors to rear, fitted carpet, radiator.

Kitchen

16'4" x 8'0" (5.00m x 2.45m)

An extended kitchen with UPVC double glazed door to side, UPVC double glazed window to rear, tiled flooring, fitted with a range of base, drawer & eye level units, stainless steel sink unit with mixer taps, electric double oven, gas hob with extractor hood, radiator. Integrated dishwasher.

First Floor: Landing

UPVC double glazed opaque window to side, access to loft.

Bedroom One

11'5" x 10'0" (3.49m x 3.05m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Two

12'3" x 11'2" (3.75m x 3.42m)

Another good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard housing Worcester combination boiler.

Bedroom Three

7'11" x 7'1" (2.42m x 2.16m)

UPVC double glazed window to front, fitted carpet, radiator.

Shower Room

6'10" x 6'0" (2.10m x 1.83m)

UPVC double glazed opaque window, chrome heated towel rail, walk-in enclosure, vanity wash hand basin, wc.

Outside

The front of the property is mainly paved for hard standing of several cars leading to the gated carport to the side of the property which in turn leads to single detached brick built garage with light & power.

The rear garden approx 60' mainly lawn, shrubs & fenced & hedged boundaries

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

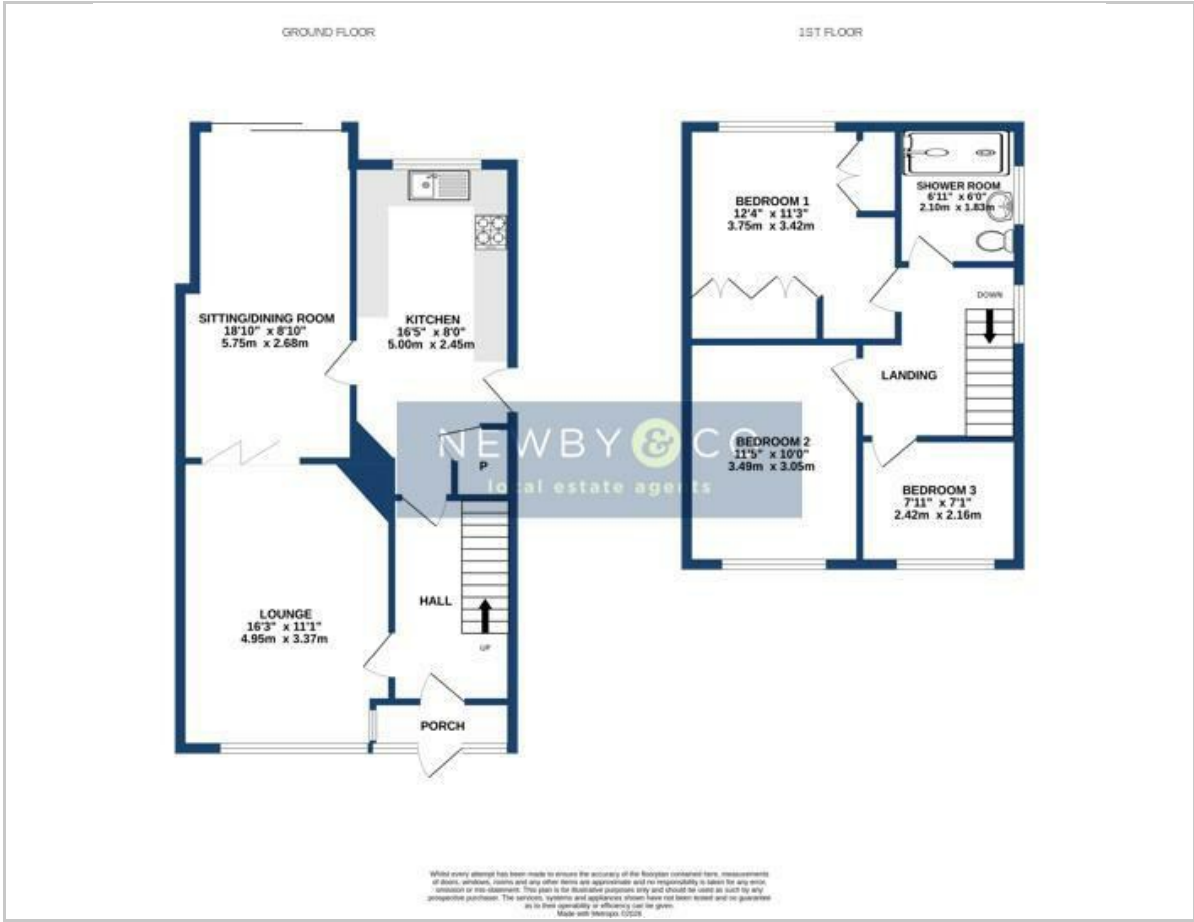
It has a Council Tax Band of C which means a charge of £2247.78 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

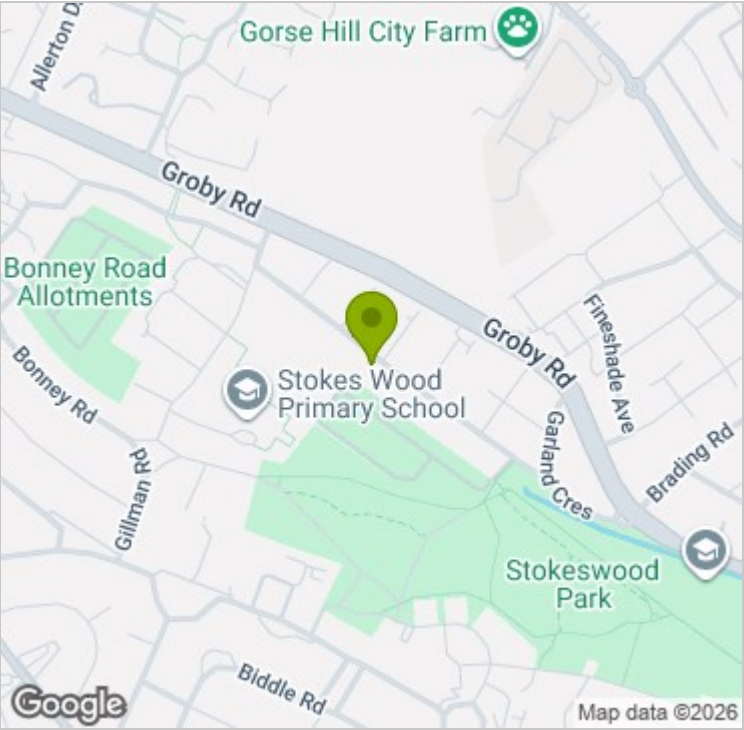


Viewing

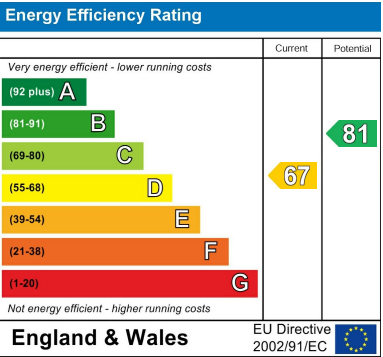
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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