



The Green, Croft

Guide Price £300,000

FOR SALE VIA THE MODERN METHOD OF AUCTION - A charming PERIOD COTTAGE in CROFT with three bedrooms, exposed beams, a wood-burning fire, generous living areas, a conservatory, off-road parking, a courtyard garden, and an additional parcel of land a short distance away.





Entrance Porch

A double glazed entrance porch.

Through Lounge

25' 10" x 13' 4" (7.87m x 4.06m)

With a double-glazed window to the front elevation, double-glazed door to the conservatory, exposed beams to the ceiling, fireplace with electric fire, wood burning open fire with surround and hearth, TV point, understairs cupboard and stairs to the first-floor landing.

Conservatory

With glazed window to the side and rear elevations and a door to the rear garden.

Dining Room

13' 9" x 13' 1" (4.19m x 4.00m)

With a double-glazed window to the side elevation, exposed beams to the ceiling and a radiator.

Fitted Dining Kitchen

15' 4" x 13' 0" (4.67m x 3.96m)

With two double-glazed windows to the side elevation, wood effect flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, ceramic induction hob, two single ovens, microwave, extractor fan, dishwasher, breakfast bar, exposed beams to ceiling, fridge and freezer.





First Floor Landing

With a double-glazed window to the rear elevation and a stained window to the front elevation.

Bedroom One

13' 7" x 12' 2" (4.14m x 3.71m)

With a double-glazed window to the front elevation, built-in wardrobes and a wall mounted electric radiator.

Bedroom Two

14' 0" x 10' 6" (4.27m x 3.20m)

With a double-glazed window to the side elevation and a radiator.

Bedroom Three

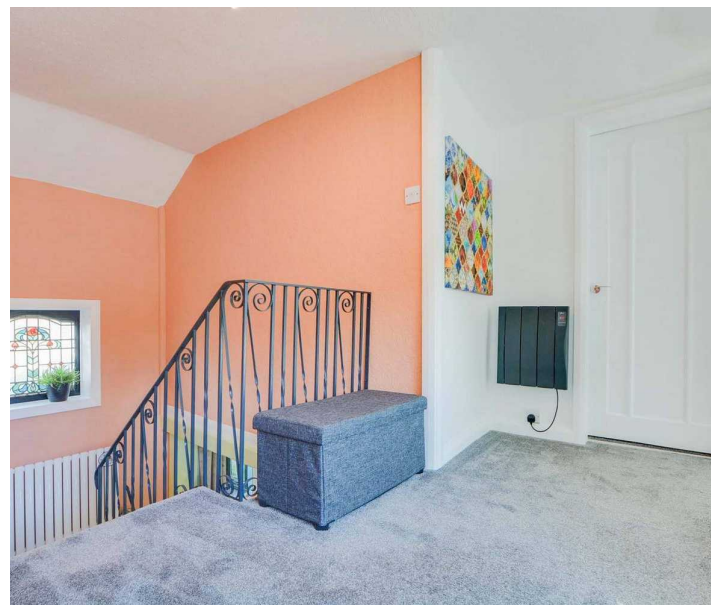
13' 5" x 10' 10" (4.09m x 3.30m)

With a double-glazed window to the side elevation, built-in wardrobes and a radiator.

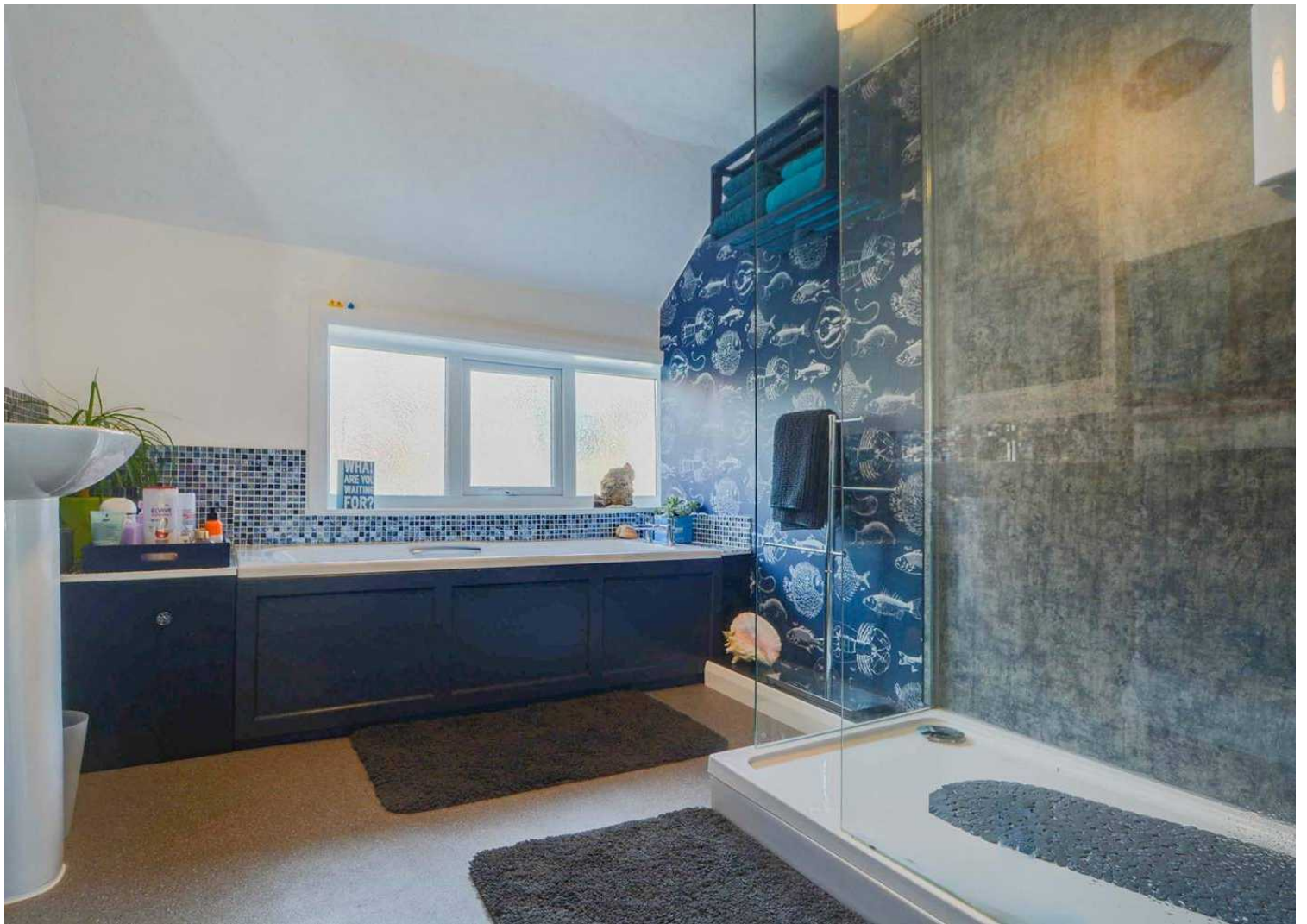
Bathroom

13' 7" x 8' 0" (4.14m x 2.44m)

With a double-glazed window to the front elevation, bath, shower cubicle with shower head and shower screen, WC, wash hand basin, tiled splash backs and an electric wall mounted radiator.









Rear Garden

A low maintenance courtyard style rear garden.

Garden

A small parcel of land just a short walking distance of land that is associated with the property - please note this land can only be used for recreation.

Driveway

A gravelled driveway with car standing for 3 vehicles.

AUCTION TERMS

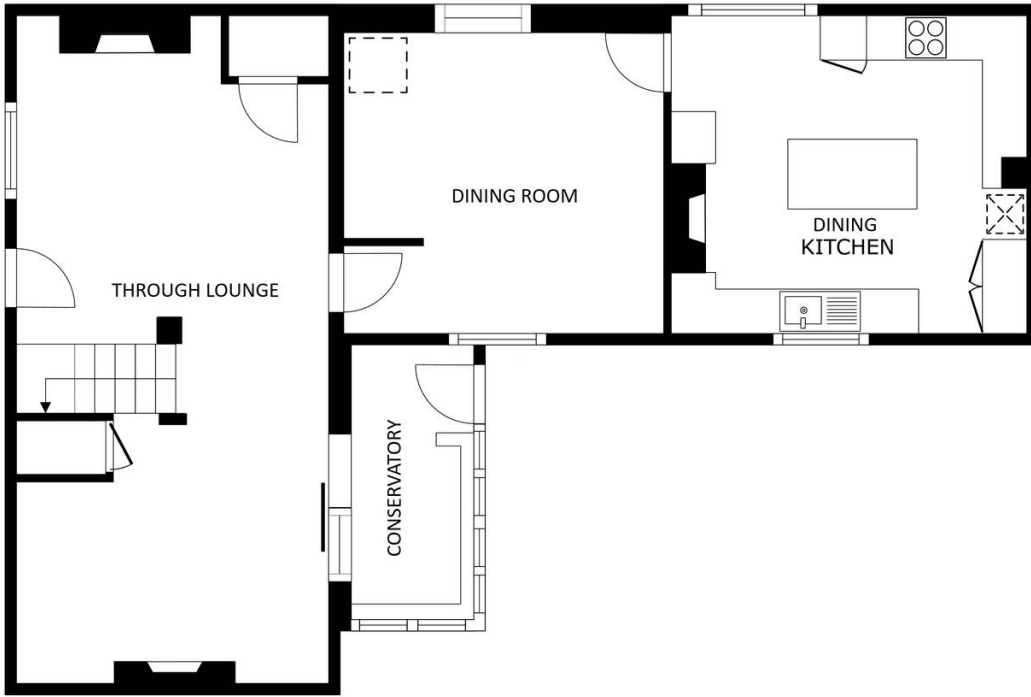
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 85.0 m² FLOOR 2 77.4 m²
 TOTAL : 162.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 85.0 m² FLOOR 2 77.4 m²
 TOTAL : 162.5 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Croft is a charming village in South Leicestershire, offering a rural setting. Local amenities include a primary school, a village shop, a post office, and traditional pubs. The nearby towns of Narborough and Blaby provide additional shopping, dining, and leisure options. Croft benefits from good transport links, with Narborough train station nearby, offering direct services to Leicester and Birmingham. The village is also conveniently located near the M1 and M69 motorways.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

We'll keep you moving...



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