

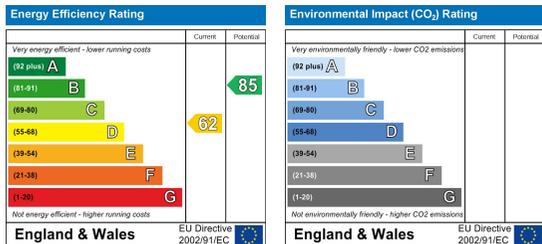


**Arbor Road, Croft**  
Leicester, Leicestershire, LE9 3GD



# Arbor Road, Croft Leicester, Leicestershire, LE9 3GD £285,000

Occupying a village location, this traditional style three bedroom semi detached home perfect for first time buyer or growing families. The property has the benefit of gas fired central heating, with the internal layout comprises an entrance hall, two reception rooms, kitchen and bathroom with a separate WC. Upstairs you will find three well proportioned bedrooms. The plot offers a driveway to the front providing ample off road parking giving access to an integral garage, with a mainly laid to lawn garden at the rear. An internal inspection is essential to fully appreciate the size and potential of the accommodation on offer.



## Accommodation

Front entrance door opens into the:

### Entrance Hall

Presented with carpet flooring, the entrance hall offers a central heating radiator, staircase rising to the first floor and a useful walk in pantry cupboard with shelving and a light. Doors give access to the reception rooms.

### Dining Room

9'11" x 12'0" (3.04m x 3.67m)

Perfect for formal dining occasions, the front reception room offers dual aspect glazing. With carpet flooring and a central heating radiator.

### Lounge

15'1" max x 12'2" (4.60m max x 3.71m)

Presented with carpet flooring, there is a window to the rear elevation, central heating radiator and open access through to the:

### Kitchen

11'6" x 7'11" (3.51m x 2.42m)

Fitted with a range of units, with an inset sink and drainer with hot and cold taps and space for appliances. With tiled flooring, upgraded central heating boiler, built in cupboard, window to the side elevations and a side access door. There is also a folding door to the bathroom.

### Bathroom

4'11" x 6'5" (1.50m x 1.96m)

Fitted with a two piece suite comprising a bath and wash hand basin, with complementary tiled surrounds. There is also a window to the rear elevation, heated towel rail and a door leading to the:

### Separate WC

With a wc and a window to the side elevation.

## First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a window to the side elevation.

### Bedroom One

13'6" x 12'1" max (4.14m x 3.70m max)

A double room enjoying views of the rear garden, with carpet flooring, central heating radiator and built in storage.

### Bedroom Two

12'0" x 10'0" max (3.67m x 3.05m max)

A second double room offering a window to the front elevation, with carpet flooring and a central heating radiator.

### Bedroom Three

10'8" x 9'6" max (3.26m x 2.90m max)

With a window to the rear elevation, carpet flooring and a central heating radiator.

### Outside

To the front of the property is a driveway providing off road parking and giving access to the garage. Gated access leads to the mainly laid to lawn garden offering a patio area adjacent to the accommodation ideal for outdoor entertaining. With a variety of plants and shrubs, greenhouse and shed.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.



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### Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





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