



Windsor Gardens, Croft, LE9



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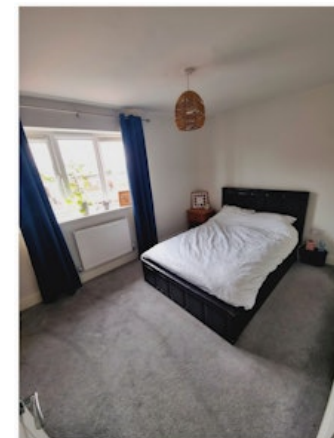
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£255,000



Key Features

- Three Bedrooms
- Modern Home
- Set Back Cul De Sac Location
- Contemporary Fitted Kitchen
- Sought After Village Location
- Ideal Starter Home or First Purchase
- EPC rating B
- Freehold





An excellent opportunity to purchase this contemporary styled three-bedroom semi-detached home, offering thoughtfully designed accommodation across two floors. The property comprises a welcoming entrance hall, downstairs WC, lounge diner and a modern fitted kitchen. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The home benefits from UPVC double glazing, gas central heating, and a stylish, neutral decor that's ready for immediate occupation. Externally, the property offers off-road parking to the front and a generous rear garden laid to lawn, perfect for families or outdoor entertaining. This fantastic home is move-in ready, making it ideal for first-time buyers, families, or investors alike. Early viewing is highly recommended to avoid disappointment!

Location

Nestled in the picturesque South Leicestershire countryside, Croft is a charming village that combines rural tranquility with excellent accessibility. Popular with families, professionals, and retirees alike, Croft offers a peaceful village atmosphere while being just a short drive from Leicester city centre (approx. 8 miles) and Hinckley (approx. 6 miles).

The village is well-served by local amenities, including a convenience store, traditional pub, café, takeaway options, and a well-regarded primary school (Croft Church of England Primary School). Residents also enjoy easy access to nearby larger towns such as Blaby and Narborough for supermarkets, restaurants, and rail links.

For those who enjoy the outdoors, Croft Hill and the surrounding countryside provide scenic walking routes and views across the Soar Valley. The nearby Fosse Meadows Nature Area is ideal for families and nature lovers, offering woodland trails, picnic areas, and a wildlife pond.

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

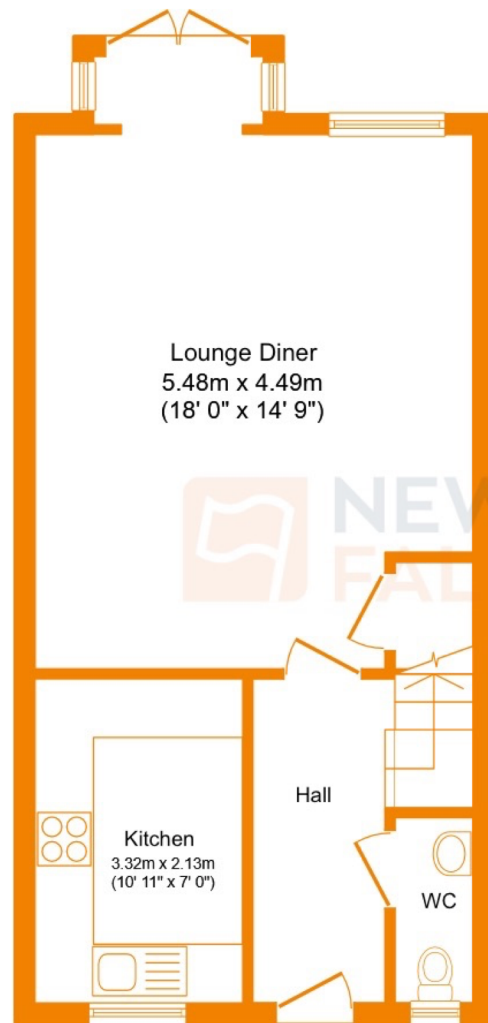
Viewings are strictly by appointment only.

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Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

