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ESTATE AGENTS

## Room Sizes

**Entrance Hallway**

7'10 x 6'8

**Downstairs WC**

5'3 x 3'11

**Living Room**

12'7 max x 11'1 max

**Dining Kitchen**

14'9 x 9

**First Floor Landing**

6'1 max x 4'8

**Bedroom One**

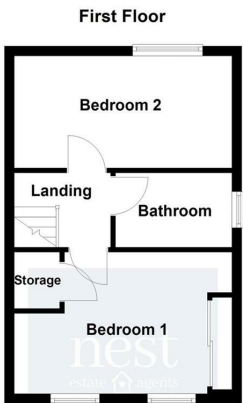
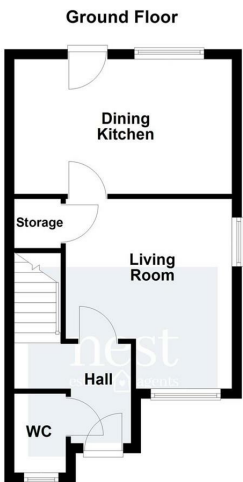
14'4 x 9'6

**Bedroom Two**

14'4 x 9'6

**Bathroom**

7'9 x 4'7



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)  
**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.  
Call us on 0116 2772277 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Shades Close, Croft, Leicester LE9 3ZH

£220,000



# The Story Begins

- Semi Detached Home
- Viewing Essential
- No Upward Chain
- Entrance Hallway & Downstairs WC
- Living Room & Dining Kitchen
- First Floor Landing & Bathroom
- Two Double Bedrooms
- Garden & Driveway
- Energy Rating C
- Leasehold & Council Tax Band B

# Location Is Everything

Nestled in the heart of the countryside, the charming village of Croft offers a perfect blend of natural beauty and modern convenience. Nature lovers will delight in the Croft Quarry Nature Trail — a dog-walker's paradise with stunning panoramic views that stretch for miles. For commuters, Croft is ideally located with excellent transport links, including close proximity to major motorway networks, Narborough Train Station, and easy access to the city centre. Residents enjoy a range of local amenities that make daily life easy and enjoyable. These include a well-regarded local school, the welcoming Heathcote Arms pub, and a convenient village store — all contributing to the warm, community-focused atmosphere. Croft is more than just a village — it's a lovely place to call home.



# Inside Story

A fantastic opportunity to purchase this semi-detached home, located in a popular and well-maintained development on Shades Close. Offered to the market with no upward chain, this property is ideal for first-time buyers looking to step onto the property ladder.

The accommodation includes a welcoming entrance hallway and a convenient downstairs WC. The living room is a comfortable and inviting space, featuring a charming fireplace and a useful under-stairs storage cupboard. To the rear of the property is a kitchen/diner, fitted with a range of wall and base units, work surfaces, a sink drainer, integrated oven and hob, and space to dine. A courtesy door leads out to the enclosed rear garden, making it ideal for indoor-outdoor living.

Upstairs, there are two generously sized double bedrooms. The main bedroom benefits from fitted sliding-door wardrobes, while the family bathroom is fitted with a white three-piece suite comprising a bath, wash hand basin, and low-level WC.

Outside, the property enjoys a driveway to the side providing off-road parking, and a rear garden with a patio area, lawn space, and a garden shed — perfect for entertaining.

This is a great opportunity to secure a home in a sought-after area.

