

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk

## Room Sizes

### Entrance Hall

### Kitchen

8'06 x 9

### Dining Room

7'05 x 12

### Living Room

16'11 x 10'04

### Bedroom One

16'11 x 10'05

### Bedroom Two

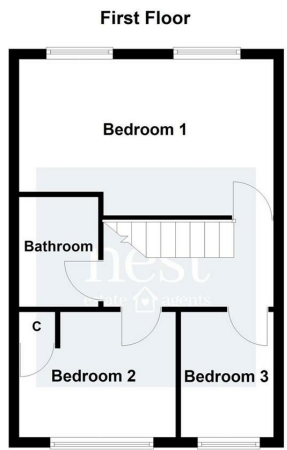
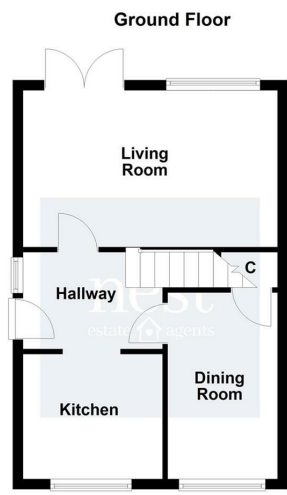
10'08 x 8'09

### Bedroom Three

5'11 x 8'10

### Bathroom

5'05 x 7'02



**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 who will be pleased to arrange an appointment to view. Or visit our website at 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.

Petersfield, Croft, Leicester LE9 3GY

£239,950



# The Story Begins

- Semi Detached Home
- Entrance Hallway
- Fitted Kitchen
- Dining Room
- Spacious Living Room
- Three Bedrooms
- Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC - D Council Tax Band - B

# Location Is Everything

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 live



# Inside Story

Offered for sale with No upwards chain. This well-presented semi-detached house is a delightful family home that truly deserves an internal viewing. As you step through the front door, you are welcomed into an hallway that leads to the living areas, this space with stairs leading to the first floor is ideal for storing coats and shoes. The lounge is a bright and airy room, overlooking the garden, and boasts a modern contemporary feel complemented by a feature fireplace, making it a perfect spot for relaxation. The kitchen is both stylish and functional, equipped with a range of wall and base units, ample work surfaces, and plumbing for a washing machine and dishwasher. An electric cooker point and space for a fridge freezer enhance its practicality, while an opening leads into a separate dining area, perfect for entertaining family and friends. On the first floor, you will find three bedrooms, two of which are doubles, providing ample space for family living. The bathroom is fitted with a white three-piece suite, including a low-level WC, wash hand basin, and a bath with a shower over, ensuring convenience for all. Additional features include a loft with a pull-down ladder, offering extra storage space. Externally, the property benefits from off-road parking and a neatly slated area to the front, while the rear garden is enclosed and designed for low maintenance, allowing you to enjoy outdoor space without the hassle.

This truly lovely home on Petersfield is a must-see, offering comfort and style in a desirable location and offered for sale with no upwards chain. Don't miss the opportunity to make it your own.

