

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
11'02 x 13'10 (3.40m x 4.22m)

**Downstairs WC**  
5'05 x 4'06 (1.65m x 1.37m)

**Living Room**  
13'10 x 11'04 (4.22m x 3.45m)

**Kitchen / Diner**  
21'07 x 10'05 (6.58m x 3.18m)

**Conservatory**

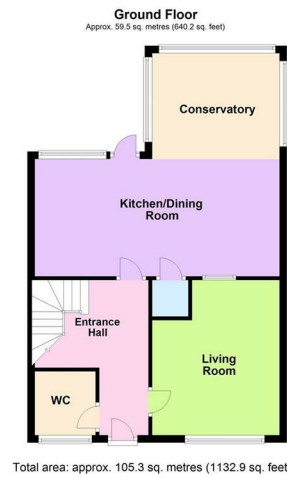
**Upstairs Landing**  
9'10 x 5'10 (3.00m x 1.78m)

**Bedroom One**  
13'11 x 11'05 (4.24m x 3.48m)

**Bedroom Two**  
11'05 max x 8'05 (3.48m max x 2.57m)

**Bedroom Three**  
10'05 x 9'10 (3.18m x 3.00m)

**Family Bathroom**  
8'09 x 4'06 (2.67m x 1.37m)



Total area: approx. 105.3 sq. metres (1132.9 sq. feet)



17 Winston Avenue, Croft, Leicester, LE9 3ZG

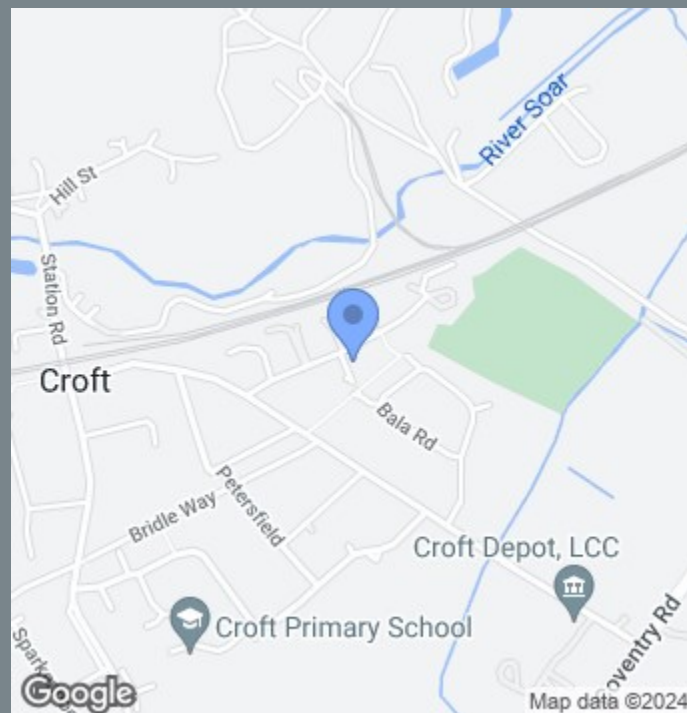
£210,000

## OVERVIEW

- Quiet Cul-de-sac Location
- Three Double Bedrooms
- Family Bathroom
- Downstairs WC
- Large Open Plan Kitchen Diner
- Conservatory Off The Dining Room
- Enclosed, Private Rear Garden
- Council Tax Band B
- Freehold Property
- EPC Rating - C

## LOCATION LOCATION....

Croft is a picturesque village with a variety of properties including some beautiful stone cottages with quaint thatched roofs. The tranquil River Soar meanders through the village, adding to its appeal. Nature enthusiasts will delight in exploring the Croft Quarry Nature Trail, a haven for dog walkers offering breath taking panoramic views. Convenient commuter routes connect the village to major motorway networks including the M1 and M69 and Narborough train station.. Local amenities include the esteemed Croft C of E Primary School, the welcoming Heathcote Arms pub, and a convenient convenience store, ensuring residents enjoy both the tranquility of village life and the comforts of modern convenience.



## THE INSIDE STORY

Welcome to Winston Avenue, Croft, Leicester, where this charming house awaits its new owner. As you step through the front door you are greeted by a spacious entrance hall complete with a convenient under stairs storage cupboard and a handy downstairs WC. The cosy living room beckons offering a warm and inviting space for relaxation at the end of a long day .

Venture further into the heart of the home and discover the spacious open-plan kitchen diner, perfect for entertaining friends and family meals. The adjoining conservatory is light and airy with plenty of natural light flowing in creating a seamless transition between indoor and outdoor living.

Upstairs, the accommodation continues to impress with three generously sized double bedrooms, providing ample space for rest and relaxation. A well-appointed family bathroom has a three piece suite comprising of a bath with shower over, wash hand basin and low level WC, completing the upstairs layout.

Outside, the property boasts a delightful rear garden, offering a tranquil retreat from the hustle and bustle of everyday life. Whether you're enjoying a morning coffee on the patio or tending to the flower beds, this garden is sure to be a cherished space for years to come. Don't miss your chance to make this house on Winston Avenue your new home in Croft, Leicester. Schedule a viewing today and start envisioning the possibilities.

