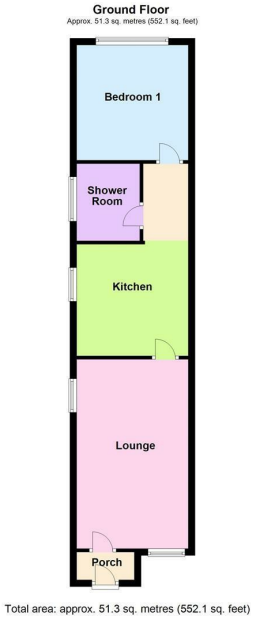


FLOOR PLAN

- DIMENSIONS**
- Entrance Porch**
- Lounge**
18'5 x 10'11 (5.61m x 3.33m)
- Kitchen**
10'11 x 10'11 (3.33m x 3.33m)
- Bedroom One**
11'3 x 10'9 (3.43m x 3.28m)
- Shower Room**
7'6 x 6'2 (2.29m x 1.88m)
- Rear Garden**



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

16 Broughton Road, Croft, Leicestershire, LE9 3EA
Offers In Excess Of £180,000

OVERVIEW

- One Double Bedroom
- Detached Property
- Driveway For Multiple Cars
- Local Amenities Close By
- Private & Secure Garden
- Spacious Kitchen Diner
- Viewings Highly Advised
- Freehold Property
- Council Tax Band - A
- EPC Rating - D

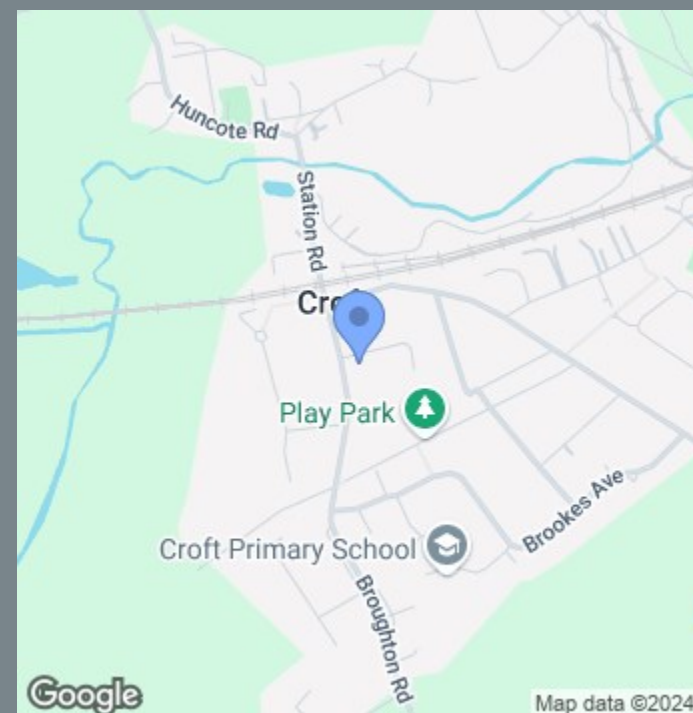
LOCATION LOCATION....

Broughton Road in Croft, Leicester, is located in a peaceful village setting while being conveniently close to local amenities and transport links. Croft is a charming, semi-rural village known for its friendly community atmosphere and beautiful natural surroundings, including the nearby Croft Hill Nature Reserve, which offers scenic walks and panoramic views.

The village itself provides essential amenities, including local shops, a post office, a primary school, and traditional pubs, making it a pleasant and convenient place to live. For more extensive shopping, dining, and entertainment options, the town of Narborough is just a short drive away, offering a variety of supermarkets, cafes, and restaurants.

Croft is well-connected for commuters, with easy access to the M1 and M69 motorways, providing straightforward links to Leicester, Coventry, and Birmingham. The nearby Narborough train station offers regular services to Leicester and Birmingham, making travel by rail an easy option.

With its blend of rural charm and proximity to modern conveniences, Broughton Road in Croft offers the best of both worlds for those seeking a quiet and well-connected place to live in Leicestershire.



THE INSIDE STORY

This delightful one-bedroom detached bungalow offers comfortable and convenient living, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering the property, you're greeted by a welcoming entrance porch, perfect for storing coats and shoes. The spacious lounge is bright and airy, benefiting from dual aspect windows that flood the room with natural light. There's ample space for a dining table, making it a great spot for both casual meals and entertaining guests.

The kitchen is well-appointed with plenty of storage and countertop space, offering everything you need for daily cooking. The bungalow also features a generously sized double bedroom at the rear, providing a peaceful and private retreat. The modern shower room is equipped with a walk-in shower, adding convenience to this lovely home.

Outside, you'll find a fully enclosed rear garden, ideal for relaxing, gardening, or enjoying the outdoors in privacy. The property also boasts a driveway with space for multiple cars, offering ample parking.

This property presents the perfect opportunity for someone looking to step onto the property ladder or downsize to a more manageable and low-maintenance home in a peaceful and sought-after location.

