22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Gallery 10'05 x 8'00 (3.18m x 2.44m)

Entrance Hall

Open Plan Lounge Diner 28'07 x 13'04 (8.71m x 4.06m)

Kitchen 10'06 x 9'11 (3.20m x 3.02m)

Sun Room One 17'11 x 7'10 (5.46m x 2.39m)

Sun Room Two 10'06 x 8'09 (3.20m x 2.67m)

Bathroom 7'02 x 7'06 (2.18m x 2.29m)

Bedroom One 10'11 x 9'11 (3.33m x 3.02m)

Bedroom Two 9'11 x 14'10 (3.02m x 4.52m)

Garage 22'10 x 9'04 (6.96m x 2.84m)



approx 146.4 sq metre



25 Windermere Drive, Croft, Leicestershire, LE9 3HE £295,000

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 h

Can us on one 251 300 for the data. 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 ver MONEY LAUNDERING Money laundering regulations 2003 — Intending purchasers will be asked to produce identification documentation, we would ask for your co-oper

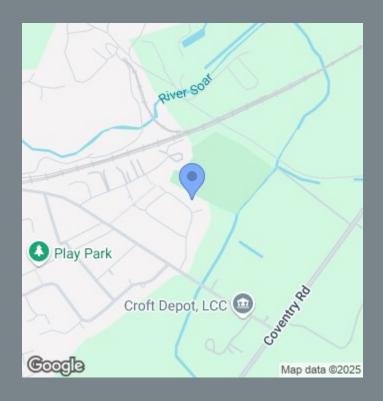
These details do not constitute part of an offer or contract. Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, the on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for gene condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration

OVERVIEW

- Two Bedrooms
- Detached Bungalow
- Fantastic Size Plot
- Ample Driveway
- Rear Garden Backing Onto Fields
- No Onward Chain
- Quiet, Sought After Location
- Freehold Property
- Council Tax Band D
- EPC Rating -

LOCATION LOCATION....

Windmere Drive is situated in the charming village of Croft, located just south of Leicester. This peaceful residential street offers a mix of modern and traditional homes, appealing to families, professionals, and retirees alike. Croft is well-regarded for its village feel, strong community spirit, and access to scenic countryside walks. Despite its rural appeal, the area boasts excellent transport links to Leicester city centre and the M1/M69 motorways, making commuting easy. Local amenities include a primary school, village pub, convenience shops, and access to larger retail parks just a short drive away.











THE INSIDE STORY

This beautifully presented detached home sits on a generous plot in the soughtafter village of Croft. With excellent curb appeal, a well-maintained front lawn, and a spacious driveway, it offers both charm and practicality. Entry is through a bright sun gallery, ideal for relaxing and enjoying natural day *light. Inside, the entrance hall includes built-in storage and leads into a spacious* open-plan lounge and dining room, perfect for everyday living or entertaining. The kitchen has an array of wall and base units, eye level double oven with plumbing for a washing machine and side access to the property. One of the standout features of this home is the two separate sun sitting rooms off the main living area. These versatile spaces are ideal for reading, working from home, or simply enjoying views of the garden. To the rear, the property boasts a large, private garden that isn't overlooked and backs onto open fields, offering a sunny and peaceful outdoor retreat. Located in a quiet residential area with easy access to Leicester, the M1 and M69, and surrounded by countryside walks, this property combines village charm with commuter convenience. A fantastic opportunity with no onward chain.



