



Connells

Petersfield
Croft Leicester



Property Description

Croft village is situated to the South West area of Leicester. It is situated off the old Fosse Way and has the river soar running through. Croft Hill stands 128m high rising and stands out as an isolated landmark almost at the physical centre of England. There is a local primary school, parish church, public house and a selection of shops.

This three bedroom property is immaculately presented throughout and viewing is highly recommended to appreciate the standard of accommodation on offer. The property is spacious and is done to a high specification and has a generous garden to the rear.

Entrance Hall

With a door to the front of the property, central heating radiator and tiled flooring.

Lounge

13' 7" x 13' 1" (4.14m x 3.99m)

There is a double glazed window with fitted shutters to the front of the property, fireplace with wood burner, original ceiling rose, coving to the ceiling, wooden flooring and central heating radiator.

Dining Room

16' 7" x 11' 9" (5.05m x 3.58m)

With an opening from the lounge, wooden flooring, cupboard housing the boiler and central heating radiator.

Kitchen/ Breakfast Room

15' 7" x 15' 2" (4.75m x 4.62m)

Fitted with wall and base units, splashback tiling, an island with quartz work surfaces which houses the sink, integrated electric oven, integrated gas hob with cooker hood over, space for a fridge freezer, LED lighting, two ceiling skylights, door to the utility room and double doors to the rear of the property.

Utility Room

There are work surfaces, plumbing for a washing machine and door to the cloakroom.

Cloakroom

There is wc, wash hand basin in a vanity unit, central heating radiator and double glazed window to the side of the property.

First Floor Landing

With stairs rising from the hallway and double glazed window to the side of the property.

Bedroom One

11' 2" x 11' (3.40m x 3.35m)

With a double glazed window to the front of the property, built in wardrobes and drawers and a central heating radiator.

Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m)

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

8' 2" x 5' 6" (2.49m x 1.68m)

With a double glazed window to the rear of the property and central heating radiator.

Family Bathroom

There is a 'P' shaped bath with shower over, wash hand basin, wc, tiled flooring, heated chrome towel radiator, spot lights to the ceiling and double glazed window to the front of the property.

Outside

At the front of the property there is a block paved garden.

The larger than average rear garden has a patio area with raised borders and lawn with flower beds. There are wall and fenced borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308801

directions to this property:

Proceed out of Blaby along Enderby Road to the Foxhunter roundabout. Turn left at the roundabout and head straight through towards Croft on the Coventry Road B4114. Turn right into Arbor Road and second left into Petersfield where the property is situated.

EPC Rating: D

Tenure: Freehold



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Property Ref: BLA308801 - 0002