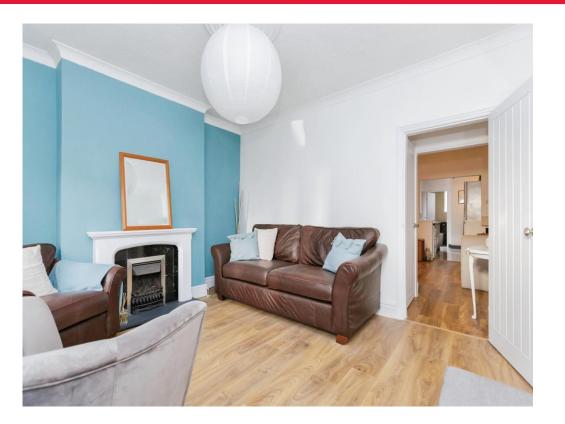


Connells

Pochin Street Croft Leicester

# Pochin Street Croft Leicester LE9 3HA

# for sale offers in excess of £220,000



# **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 located in the sought after location of Croft. The property has been refurbished to a high standard, including new carpets and flooring throughout, new fully fitted kitchen and new Combi boiler. Being sold with no onward chain and furniture included if desired.

## Lounge

13' x 12' 2" ( 3.96m x 3.71m )

With a door to the front of the property, double glazed window to the front of the property, central heating radiator and gas fire.

#### **Dining Room**

13' 2" x 11' 11" ( 4.01m x 3.63m )

With a double glazed window to the rear of the property, brick built open fireplace, central heating radiator and stairs rising to the first floor.

#### Kitchen

11' 8" x 6' 10" (3.56m x 2.08m)

The Kitchen has been recently refitted and comprises of matching wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, electric hob with cooker hood over, plumbing for a washing machine, integrated fridge freezer, double glazed window to the side and door to the side leading out to the garden.



# **First Floor Landing**

With stairs rising from the ground floor,

# **Bedroom One**

13' x 12' 1" ( 3.96m x 3.68m )

With a double glazed window to the front of the property with fitted blinds, single built in wardrobe and central heating radiator.

# **Bedroom Two**

11' 11" x 9' 10" ( 3.63m x 3.00m )

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

# **Bedroom Three**

#### 12' 1" x 6' 5" ( 3.68m x 1.96m )

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

## Bathroom

There is a bath with shower over, wash hand basin in a vanity unit, wc, partly tiled walls, LED spotlights, heated chrome towel radiator and double glazed window to the rear of the property.

# Outside

The generous sized rear garden is low maintenance with timber fenced surrounds.

#### Agents Note:

There is an easement on the title, please enquire with the branch.











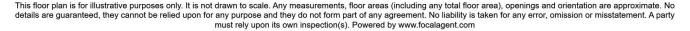






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

#### T 0116 247 7477 E blaby@connells.co.uk

8-10 Leicester Road BLABY LEICESTER LE8 4GQ directions to this property:

Proceed out of Blaby along Enderby Road, at the Foxhunter roundabout turn left onto Leicester Road and continue onto Coventry Road and turn right onto Arbor Road, then left onto Pochin Street where the property is located.

**EPC** Rating: D

Tenure: Freehold







1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

#### See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk