



Connells

Pochin Street
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 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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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view this property online connells.co.uk/Property/BLA309365

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



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