



Connells

Spinney Court
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 well presented three bedroom semi detached property is being offered to the market with a 50% share and would make an ideal first time purchase for anyone trying to get their foot on the property ladder. The property has spacious rooms and a good sized rear garden as well as off road parking.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, central heating radiator and access to the cloakroom.

Cloakroom

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

Lounge

16' 7" max x 11' 2" (5.05m max x 3.40m)

With double glazed windows to the front and side of the property, central heating radiator and under stairs cupboard.

Kitchen/ Diner

14' 4" x 9' 7" (4.37m x 2.92m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, tiled flooring, central heating radiator, double glazed window and door to the rear of the property.

First Floor Landing

With stairs rising from the hallway, loft access and airing cupboard.

Bedroom One

14' 2" x 7' 9" (4.32m x 2.36m)

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

Bedroom Two

11' 9" x 7' 10" (3.58m x 2.39m)

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

Bedroom Three

7' 11" x 6' 6" (2.41m x 1.98m)

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

Bathroom

There is a bath with shower over, wc, wash hand basin, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

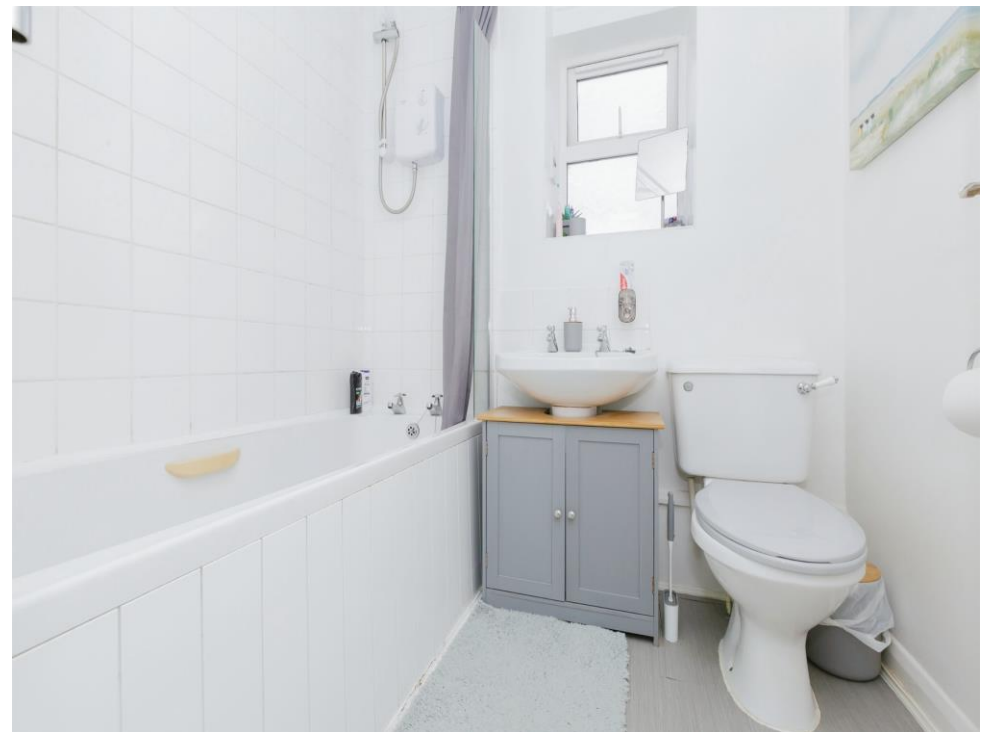
There is a driveway providing off road parking.

The rear garden has a paved patio area, lawn, flower beds with mature shrubs and fenced borders.

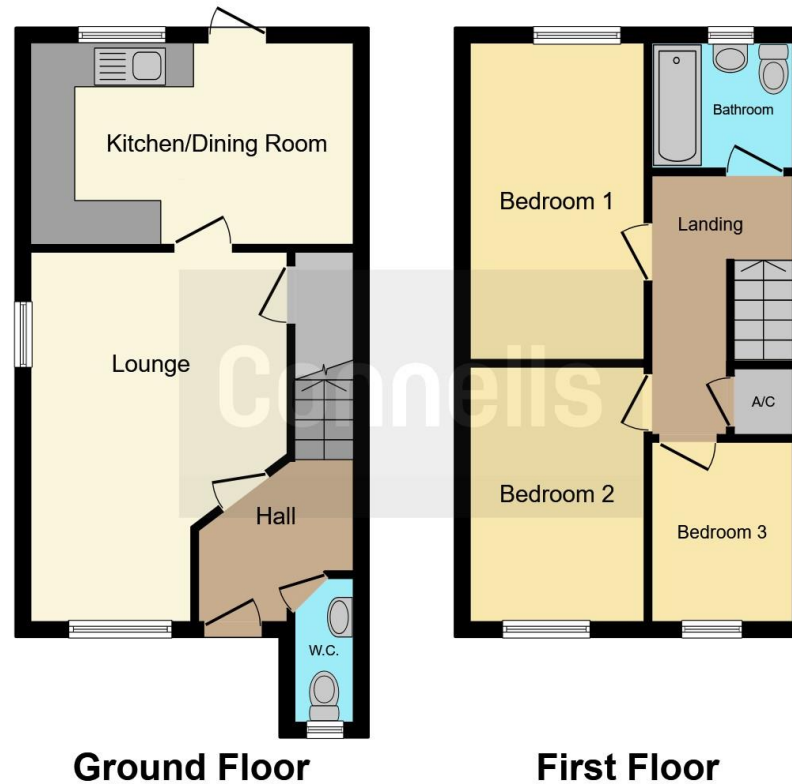
Agents Note:

The term of the lease is 99 years from 1/6/2000 which means there are currently 74 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.









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

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

view this property online connells.co.uk/Property/BLA309440

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

directions to this property:

Proceed out of Blaby along Enderby Road and continue straight ahead to Foxhunter roundabout and turn left. At the next roundabout continue straight over on Coventry Road. Follow this road along and turn right onto Arbor Road into the village of Croft and Spinney Court can be found on the right hand side.

EPC Rating: C

Tenure: Leasehold



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

Property Ref: BLA309440 - 0007