



Connells

Brookes Avenue
Croft Leicester

Brookes Avenue Croft Leicester LE9 3GJ

for sale offers in excess of
£475,000



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 beautifully presented bungalow commands a large plot with countryside views to the rear of the property. The property is immaculately presented throughout and ready to move straight into. With a generous driveway for multiple vehicles this is the ideal bungalow you have been searching for.

Entrance Porch

With a door to the side of the property and door through to the kitchen/dining room.

Kitchen/Diner

22' 9" max x 13' 9" max (6.93m max x 4.19m max)

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven, induction hob with cooker hood over, integrated fridge freezer, two central heating radiators, spot lights to the ceiling, double glazed window to the side of the property and door to the rear leading out to the garden.

Lounge

19' 11" x 13' 7" (6.07m x 4.14m)

There are double glazed window to the side of the property, central heating radiator and double glazed French doors leading out to the rear garden.



Hallway

With an airing cupboard.

Bedroom One

13' x 11' 11" (3.96m x 3.63m)

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

Bedroom Two

12' 5" x 9' 11" (3.78m x 3.02m)

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

Bedroom Three

11' 6" x 9' 11" (3.51m x 3.02m)

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

Shower Room

There is a shower cubicle, wash hand basin, wc, tiled walls, LED spot lights, heated towel radiator and double glazed window to the side of the property.

Outside

At the front of the property there is a driveway providing ample off road parking which leads to the garage. There is a lawned area with mature shrubs.

The rear garden has a patio area, lawn, mature shrubs, hot tub and views to the rear.

Outbuilding/Bar

20' 3" x 20' 4" (6.17m x 6.20m)

With power, spot lighting, a heater, double glazed windows and double glazed doors.

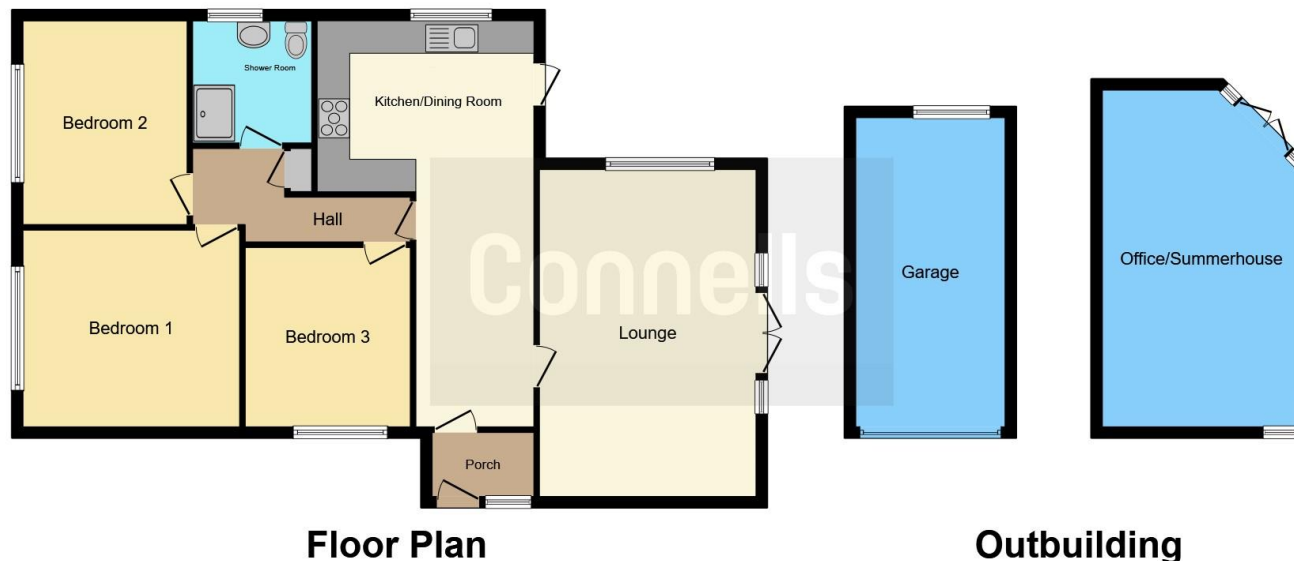
Garage

With an up and over door to the front and a window at the rear.









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

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view this property online connells.co.uk/Property/BLA309516

directions to this property:

Proceed out of Blaby along Enderby Road to the Foxhunter roundabout and turn left onto Leicester Road. Continue along for some time and turn right onto Arbor Road towards the village of Croft. Turn left onto Brookes Avenue where the property is situated.

EPC Rating: C

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.

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