

FLOOR PLAN

DIMENSIONS

Porch
3'05 x 6'09 (1.04m x 2.06m)

Hallway
14'06 x 6'09 (4.42m x 2.06m)

Lounge
14'11 x 11'11 (4.55m x 3.63m)

Dining Kitchen
9'05 x 19'02 (2.87m x 5.84m)

Outer Lobby

Downstairs Cloakroom
3' x 5'2 (0.91m x 1.57m)

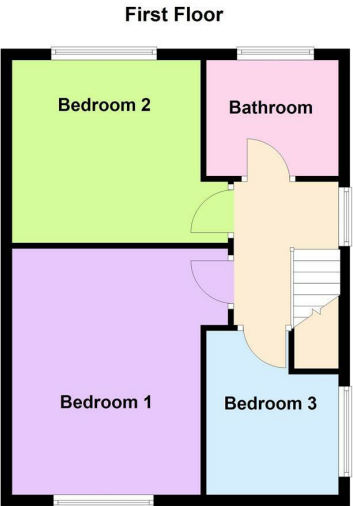
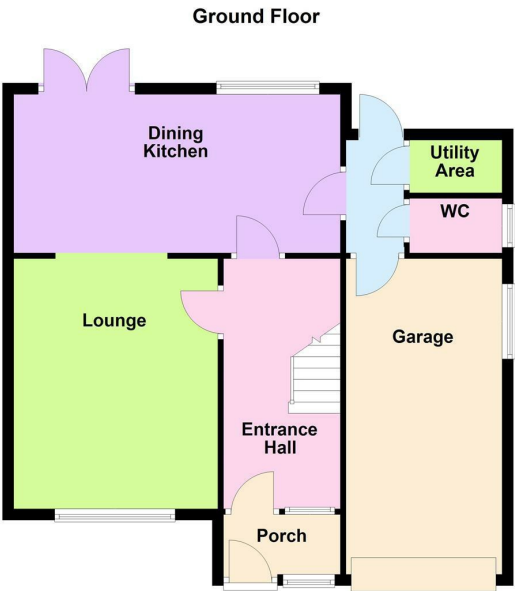
Landing

Bedroom One
13'04 x 11'03 (4.06m x 3.43m)

Bedroom Two
10'07 x 11'03 (3.23m x 3.43m)

Bedroom Three
9'08 x 7'10 (2.95m x 2.39m)

Bathroom
6'09 x 7'09 (2.06m x 2.36m)



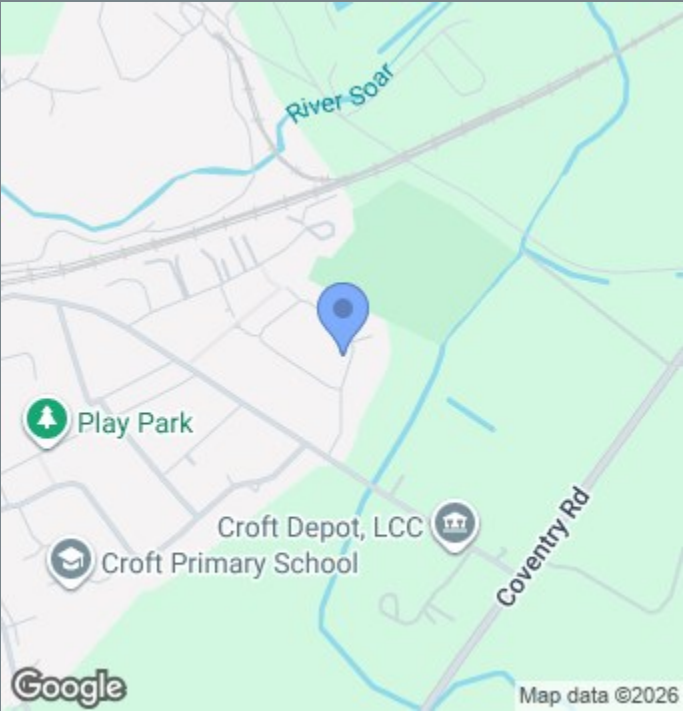
12 Windermere Drive, Croft, Leicester, LE9 3HE
Offers In Excess Of £290,000

OVERVIEW

- Beautifully Presented Family Home
- Popular Road In Lovely Village
- Porch & Entrance Hallway
- Spacious Lounge
- Dining Kitchen & Downstairs Cloakroom
- Three Bedrooms & Modern Family Bathroom
- Driveway & Garage
- Enclosed Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band -

LOCATION LOCATION....

Windermere Drive is located within the popular and well-established village of Craft, a desirable area known for its strong community spirit and semi-rural charm. The village offers a range of local amenities including shops, a convenience store, caf  s and everyday services, with further shopping and leisure facilities available in nearby Narborough and Hinckley. Families are well served by reputable local primary schools, with secondary schooling easily accessible in surrounding areas. Residents benefit from nearby parks, green spaces and open countryside, providing excellent opportunities for walking, outdoor activities and family recreation. Windermere Drive is well positioned for travel, offering convenient access to the M1, M69 and A47, along with good public transport links to Leicester and neighbouring towns, making it an ideal location for commuters seeking village living with excellent connectivity.



THE INSIDE STORY

Situated in a lovely village setting, this beautiful family home offers warm, welcoming accommodation perfectly suited to modern day living. A practical porch leads into the inviting hallway, setting the tone for the well-presented interiors beyond. To the front of the property, the lounge is a cosy yet bright space, featuring a window overlooking the front aspect and a charming log burning stove that creates a wonderful focal point — ideal for relaxed evenings or gathering with family and friends. The lounge flows effortlessly into the heart of the home — the dining kitchen. Fitted with attractive wooden cabinetry and contrasting work tops, the kitchen combines style and practicality, complete with oven, hob and extractor over. The dining area offers generous space for a table and chairs, making it perfect for everyday family meals or entertaining guests, with French doors opening directly onto the garden, allowing indoor and outdoor living to blend seamlessly. An outer lobby provides access to a useful utility area and downstairs WC, adding convenience and helping to keep the main living spaces clutter free. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexible accommodation for family life, guests or home working. The modern family bathroom is thoughtfully finished, providing a fresh and comfortable space to unwind. Externally, the property benefits from a driveway and garage, offering ample parking and storage. The rear garden features a patio area ideal for outdoor dining, along with a lawn providing space for children to play or simply to enjoy the peaceful surroundings. A wonderful opportunity to acquire a well-balanced family home in a sought-after village location — early viewing is highly recommended.