

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

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ESTATE AGENTS

## Room Sizes

### Porch

6 x 2

### Lounge

13'02 x 15

### Dining Room

9 x 8

### Kitchen

10'1 x 8'03

### Conservatory

11 x 8'01

### WC

### Bedroom One

13 x 10'5

### En-Suite

6 x 5'1

### Bedroom Two

10 x 13

### Bedroom Three

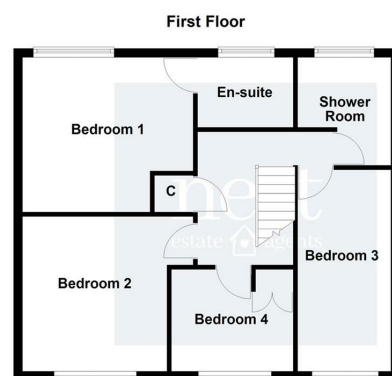
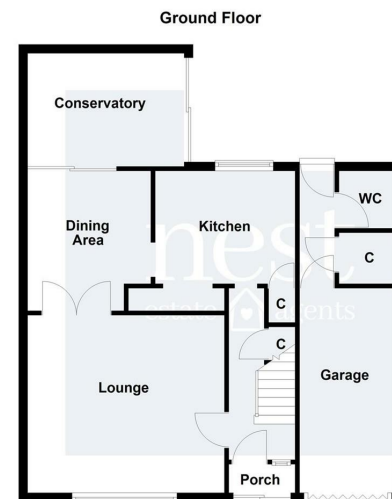
7 x 14

### Bedroom Four

8 x 9

### Shower Room

7 x 8'1 max



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Thurlaston Lane, Croft, Leicester LE9 3HD

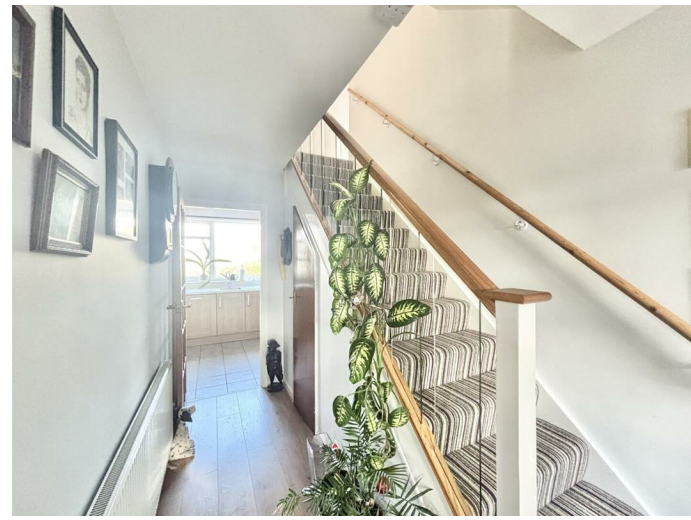
£399,950

# The Story Begins

- Fabulous Family Home With Off Road Parking
- Entrance Porch And Hall
- Bright Spacious Lounge
- Seperate Formal Dining Room
- Fitted Kitchen
- Conservatory With Garden Views
- Four Bedrooms, Master Bedroom En-Suite
- Family Bathroom
- Enclosed Garden and Garage
- Freehold EPC - E Council Tax Band - E

# Location Is Everything

Nestled in the heart of the countryside, the charming village of Croft offers a perfect blend of natural beauty and modern convenience. Nature lovers will delight in the Croft Quarry Nature Trail — a dog-walker's paradise with stunning panoramic views that stretch for miles. For commuters, Croft is ideally located with excellent transport links, including close proximity to major motorway networks, Narborough Train Station, and easy access to the city centre. Residents enjoy a range of local amenities that make daily life easy and enjoyable. These include a well-regarded local school, the welcoming Heathcote Arms pub, and a convenient village store — all contributing to the warm, community-focused atmosphere. Croft is more than just a village — it's a lovely place to call home.



# Inside Story

WONDERFUL FAMILY HOME - This fantastic home that is set on one of the most desirable roads on the outskirts of Croft village, this wonderful semi rural location with open views over beautiful countryside to the front and rear is priceless.

This fabulous family home offers living accommodation over two floors, entering through into the entrance hall, stairs rise to the first floor and doors lead into the downstairs living. The lounge is spacious and light, with double doors opening into the formal separate dining room, the perfect place for family meals and friend get togethers, enjoy the spectacular garden all year round whilst sitting in the conservatory with a door that leads onto the patio area. The kitchen is fitted with wall and base units, having a built in oven hob and extractor over, appliance space, the sink drainer takes pride of place with views over the garden never complain again whilst doing chores, a door leads to the side aspect. To the first floor four bedrooms with the master bedroom having a en suite shower room and a family shower room.

Externally this home stands back from the road, having the countryside on your doorstep with ample off road parking that leads to the garage, the stunning rear garden will be envy of all your friends, non over looked with a well stocked garden with beautiful features, a pure delight.

The current owners have lived here from new, now awaiting a new family to add their mark and make this their home.

