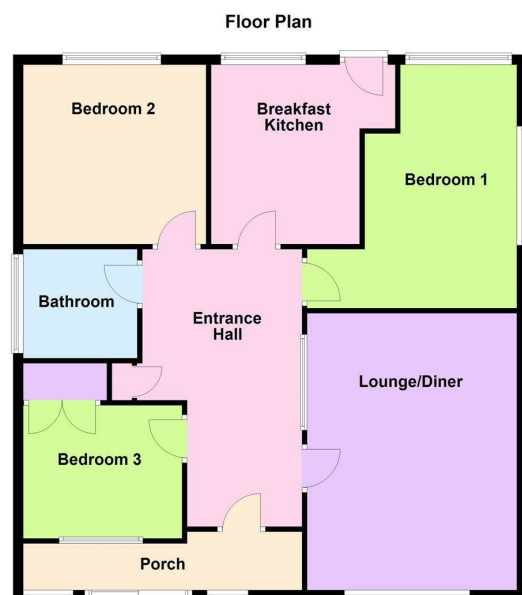


FLOOR PLAN

DIMENSIONS

- Porch**
3'10 x 15'01 (1.17m x 4.60m)
- Entrance Hallway**
- Lounge Diner**
18'04 x 13'05 (5.59m x 4.09m)
- Breakfast Kitchen**
11'07 x 12' (3.53m x 3.66m)
- Bedroom One**
15'07 x 13'01 max (4.75m x 3.99m max)
- Bedroom Two**
11'06 x 12' (3.51m x 3.66m)
- Bedroom Three**
8'09 x 10'01 (2.67m x 3.07m)
- Bathroom**
6'11 x 8'08 (2.11m x 2.64m)



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

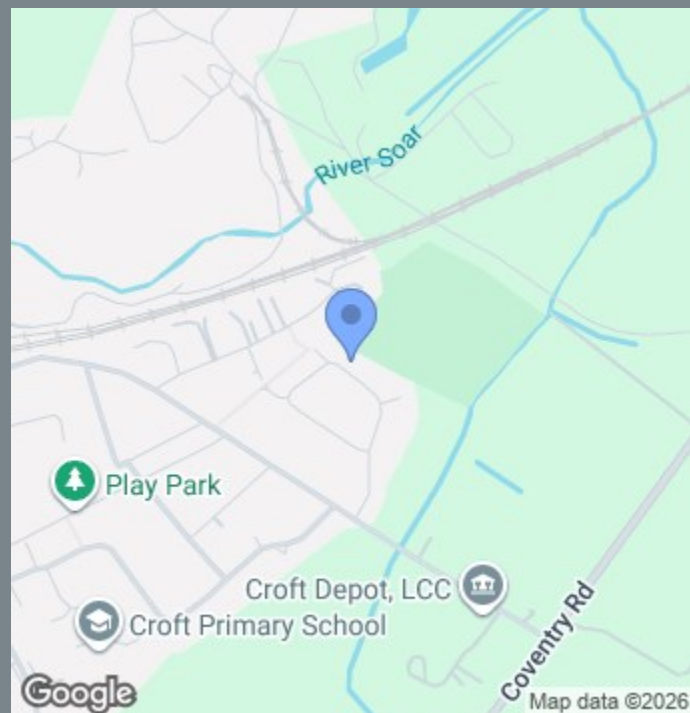
33 Windermere Drive, Croft, LE9 3HE
Asking Price £375,000

OVERVIEW

- Beautiful & Spacious Detached Bungalow
- Fabulous Location & No Chain
- Porch & Hallway
- Lounge Diner & Breakfast Kitchen
- Three Double Bedrooms
- Four Piece Bathroom
- Driveway & Garage
- Lovely Rear Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - D

LOCATION LOCATION....

Windermere Drive is located within the popular and well-established village of Croft, 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, cafés 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 on a well-regarded road in the sought-after village of Croft, this spacious detached bungalow is offered to the market with no onward chain, presenting an excellent opportunity for a straightforward move. The property provides generous & versatile accommodation, ideal for a range of buyers. The property is approached via a useful porch, leading into a welcoming entrance hallway which provides access to all principal rooms. The lounge diner is a bright & inviting space, featuring a charming fireplace that creates a cosy focal point, while a window to the front aspect allows natural light to fill the room. With ample space for both seating & dining, this room is perfect for everyday living as well as entertaining family & friends. The breakfast kitchen is well-appointed with a range of wall & base cabinetry, complemented by coordinated work surfaces. An eye-level oven adds practicality, while there is also space for a small table & chairs—ideal for casual dining or enjoying a morning coffee. The bungalow offers three generously sized double bedrooms, providing flexible accommodation to suit a variety of needs, bedroom two has fitted wardrobes & bedroom three has built-in cupboard storage, making them equally suitable as comfortable bedrooms, guest rooms, or even a home office. The bathroom is fitted with a four-piece suite, comprising a low-level WC, wash hand basin, bath & separate shower cubicle offering both convenience & comfort for modern living. Externally, the property continues to impress. To the front, there is a driveway providing off-road parking alongside a neatly presented garden, leading to a garage with an up-and-over door—ideal for additional storage or secure parking. To the rear, the beautiful garden provides a peaceful outdoor retreat, featuring a combination of patio & lawn, perfect for relaxing, gardening, or entertaining during the warmer months. An early viewing is highly recommended.

