

## FLOOR PLAN

### DIMENSIONS

#### Porch

4'05 x 7' (1.35m x 2.13m)

#### Lounge

15'01 x 19'10 (4.60m x 6.05m)

#### Dining Kitchen

11'06 x 22'10 (3.51m x 6.96m)

#### Utility Room

7'07 x 3'11 (2.31m x 1.19m)

#### Downstairs Shower Room

7'07 x 7'07 (2.31m x 2.31m)

#### Landing

#### Bedroom One

14'02 x 11'05 (4.32m x 3.48m)

#### Bedroom Two

11'05 x 10'11 (3.48m x 3.33m)

#### Bedroom Three

10'04 x 11'06 (3.15m x 3.51m)

#### Bedroom Four

11'06 x 9' (3.51m x 2.74m)

#### Bedroom Five

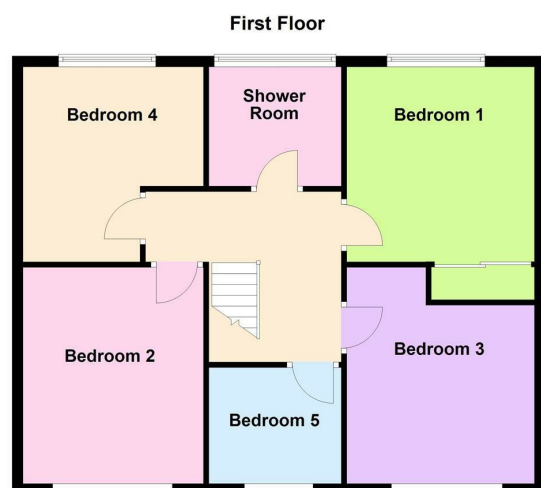
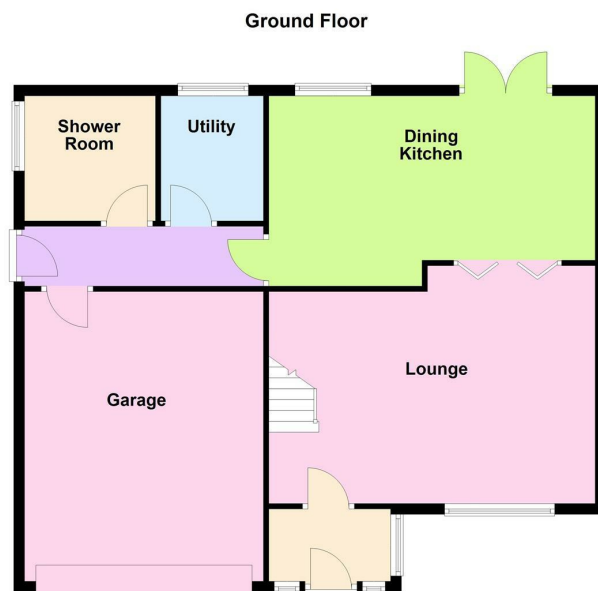
6'06 x 7'11 (1.98m x 2.41m)

#### Shower Room

6'05 x 9'11 (1.96m x 3.02m)

#### Garage

17'01 x 16'01 (5.21m x 4.90m)



**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/](http://www.nestegg-properties.co.uk/)

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

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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.

8 Windermere Drive, Croft, LE9 3HE

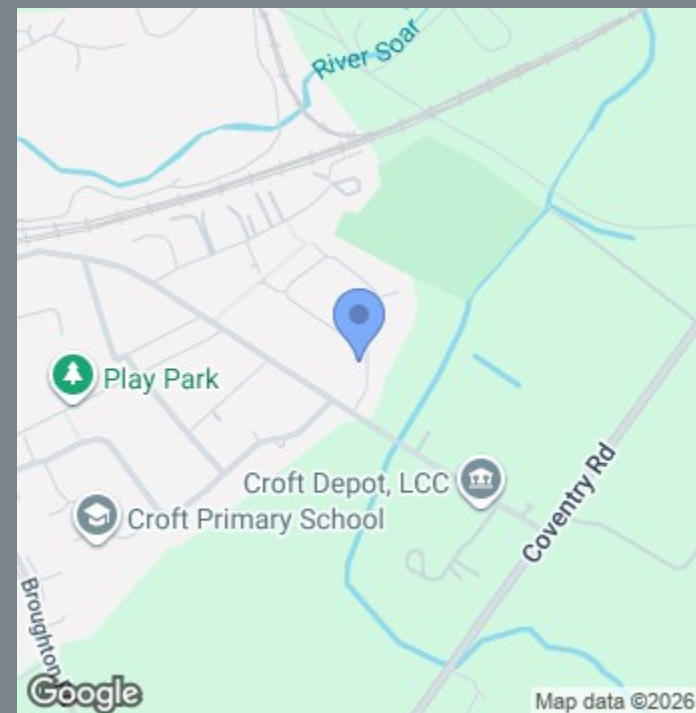
Offers Over £475,000

## OVERVIEW

- Spacious Family Home & Envidable Plot
- Fabulous Village Location
- Porch & Lounge
- Beautiful Dining Kitchen
- Downstairs Shower Room & Utility
- Five Bedrooms & Shower Room
- Driveway Providing Ample Off Road Parking
- Double Garage & Landscaped Garden
- Viewing Is A Must
- EER - C Freehold, Tax - E

## 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, 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

Occupying an enviable plot within a sought-after village setting, this spacious detached family home offers beautifully balanced accommodation, ideal for modern family life, entertaining & home working. A welcoming porch opens into the home, leading through to the lounge, a calm & inviting space with a window to the front. Bi-folding doors connect seamlessly into the heart of the property — the stunning dining kitchen — creating a wonderful sense of flow & flexibility. The dining kitchen is designed for both everyday living & hosting, fitted with solid oak cabinetry complemented by a stylish contrast of granite & oak work surfaces. Integrated NEFF appliances include a hob, eye-level oven, oven-microwave combination, warming drawer, fridge freezer & dishwasher. A central breakfast bar provides the perfect spot for informal dining, while the dining area enjoys French doors opening onto the garden, ideal for indoor-outdoor living. A utility room offers additional practicality, while a downstairs shower room with Silestone surfaces adds convenience for family & guests alike. Upstairs, the landing leads to five well-proportioned bedrooms, offering excellent flexibility for growing families, guests or home offices. A family shower room, finished with granite worktops, completes the first floor. Externally, the property benefits from a driveway providing off road parking for multiple vehicles & double garage with an electric up-and-over door. The fabulous rear garden is a standout feature, offering a generous lawn, patio area & an under-cover seating space, perfect for entertaining or relaxing throughout the seasons. A rare opportunity to acquire a substantial family home in a desirable village location, combining space, quality & lifestyle appeal.

