



Connells

Arbor Road  
Croft Leicester



## 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.

**'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'**

This spacious three bedroom semi-detached property is situated in the sought after location of Croft. The property benefits from a large driveway and a generous sized rear garden. The property is being offered to the market with no onward chain and viewing is highly recommended.

## Entrance Hall

There is a door to the front of the property and stairs rising to the first floor.

## Lounge

There is a bow window to the front of the property, window to the rear overlooking the conservatory, fire place and central heating radiator.

## Dining Room

With a window to the front of the property, fireplace, picture rail, central heating radiator and is open to the kitchen.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated oven and gas hob, space for a fridge freezer, breakfast bar, under stairs cupboard, door to the utility, window to the rear and door leading out to the rear garden.

## Utility Area

There is plumbing for a washing machine, door to the conservatory and window to the rear of the property.

## First Floor Landing

With stairs rising from the hallway and window to the rear of the property.

## Bedroom One

There are two windows to the front of the property, built in wardrobes, cupboard and central heating radiator.

## Bedroom Two

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

## Bedroom Three

With a window to the rear of the property and central heating radiator.

## Bathroom

There is a bath with shower over, wash hand basin, wc, tiled walls, airing cupboard and a window to the rear of the property.

## Outside

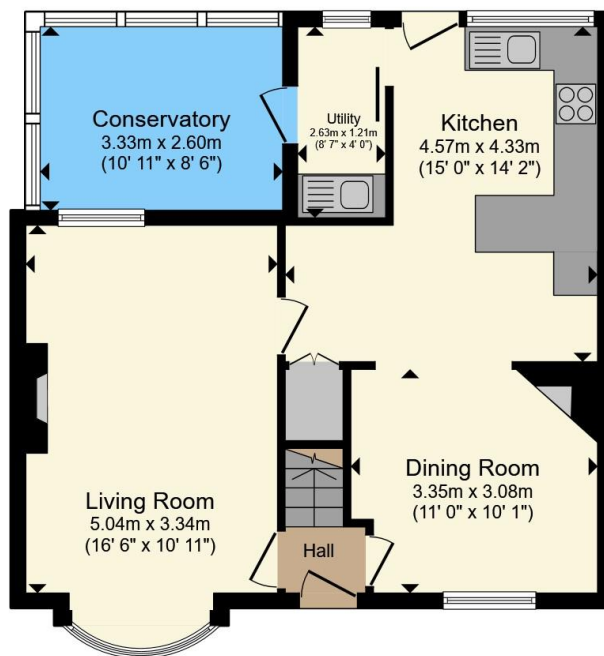
At the front of the property there is a driveway providing ample off road parking.

The rear garden has a patio seating area, lawn, mature planting and fenced borders.

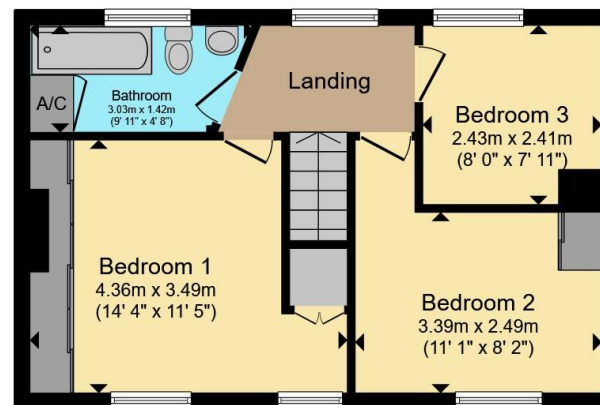








**Ground Floor**



**First Floor**

Total floor area 101.5 m<sup>2</sup> (1,093 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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8-10 Leicester Road BLABY  
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**directions to this property:**

Proceed out of Blaby along Enderby Road, at the Foxhunter roundabout turn left onto Leicester Road and continue onto Coventry Road and turn right onto Arbor Road where the property is located.

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA310059](http://connells.co.uk/Property/BLA310059)**



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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