1a Lutterworth Road Blaby, Leicester, LE9 1RG
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ESTATE AGENTS

Room Sizes

Entrance Porch

Living Room
10'11 x 16'05

Study
9'06 x 11'11

Dinig Area
10'11 x 10'01

Kitchen
14'04 x 5'09

Utility Area
11'11 x 6'02

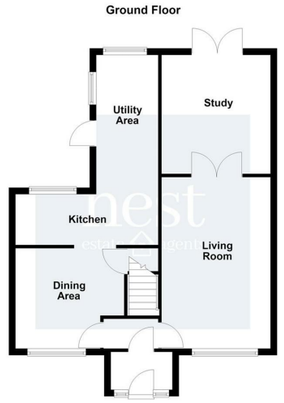
Bedroom One
16 x 11'10

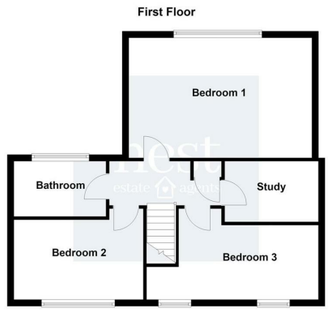
Bedroom Two
15'03 x 9'02

Bedroom Three
9'06 x 14'03 max

Upstairs Study
6'05 x 7'10

Bathroom
8 x 6'09







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.

Arbor Road, Croft, Leicester LE9 3GB

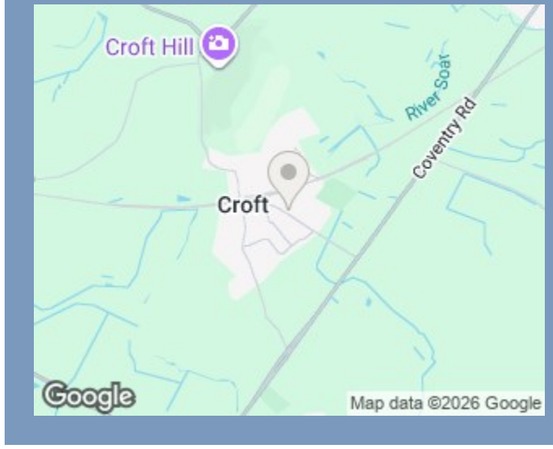
£325,000

The Story Begins

- Beautiful Extended Family Home
- Welcoming Entrance Porch With Useful Storage Space
- Fitted Kitchen With Integrated Oven, Gas Hob And Dishwasher Plumbing
- Open-Plan Dining Area Ideal For Entertaining
- Cosy Living Room With Feature Log Burner
- Separate Utility Area With Additional Storage
- Versatile Study With French Doors Opening Onto The Garden
- Three Well-Proportioned Bedrooms, Additional Versatile Study And Family Bathroom
- Enclosed Rear Garden With Patio And Lawn, Plus Off-Road Parking To The Front
- Freehold Energy Rating - tbc Council Tax Band - B Blaby District Council

Location Is Everything

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

Welcome to this beautiful family home, which has been thoughtfully extended by its current owners and is now ready to welcome its next owners. Upon entering, the porch provides a useful space for storing shoes and coats, with stairs rising to the first floor.
The kitchen is fitted with a range of wall and base units complemented by contrasting worktops, an integrated oven, gas hob and extractor hood, alongside plumbing for a dishwasher. Open to the kitchen is the dining area, offering ample space for a family dining table and creating a sociable space, perfect for entertaining. There is also access to a separate utility area, providing additional storage cupboards, worktop space and plumbing for a washing machine.
The living room is a cosy and inviting space, featuring a log burner, perfect for the colder months. French doors lead through to a versatile study, which could be adapted to suit a variety of needs. Further French doors open from here onto the rear garden, allowing plenty of natural light and providing lovely garden views.
To the first floor, there are three well-proportioned bedrooms, alongside an additional study which offers excellent versatility. Completing the accommodation is the family bathroom, fitted with a bath and overhead shower, wash basin and WC.
Externally, the rear garden is mainly laid to lawn, with a patio area towards the bottom, providing an ideal space for outdoor relaxation. To the front, the property benefits from off-road parking.
An internal viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.



