



School Close, Croft Leicester LE9 3HB

welcome to

School Close, Croft Leicester

An immaculately presented two bedroom detached bungalow in a cul de sac location offering an entrance porch, entrance hall, lounge/dining room, kitchen, two bedrooms and a bathroom. The property benefits from having a garage, driveway for off road parking and landscaped rear garden.



Entrance Porch

Door to the side.

Entrance Hall

Door to the side.

Lounge/Dining Room

16' 9" max x 11' 9" into recess (5.11m max x 3.58m into recess)

Window to the front, radiator and log burner.

Kitchen

13' 9" x 8' 5" (4.19m x 2.57m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven, hob, dishwasher and fridge freezer. Window to the front and door to the side.

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

French doors to the rear, carpeted and radiator.

Bedroom Two

11' 3" x 8' 10" (3.43m x 2.69m)

Window to the rear, carpeted and radiator.

Bathroom

Window to the side, free standing bath, shower cubicle, WC, hand wash basin and radiator.

Garage

Front & Rear Of Property

To the front of the property is a driveway leading to the garage and electric (normal socket) for an electric vehicle. To the rear of the property is an enclosed landscaped garden laid with artificial grass and Indian stone around the perimeter.



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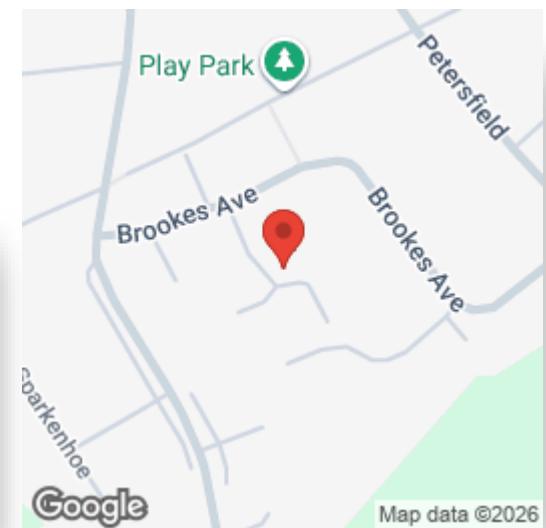
welcome to
School Close, Croft Leicester

- Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Landscaped Rear Garden
- Garage & Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over
£325,000



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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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