

## FLOOR PLAN

### DIMENSIONS

**Porch**  
3'05 x 6'09 (1.04m x 2.06m)

**Hallway**  
14'06 x 6'09 (4.42m x 2.06m)

**Lounge**  
14'11 x 11'11 (4.55m x 3.63m)

**Dining Kitchen**  
9'05 x 19'02 (2.87m x 5.84m)

**Outer Lobby**

**Downstairs Cloakroom**  
3' x 5'2 (0.91m x 1.57m)

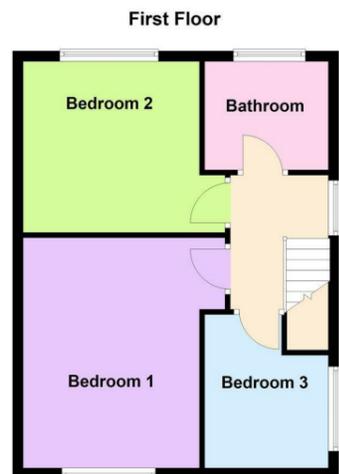
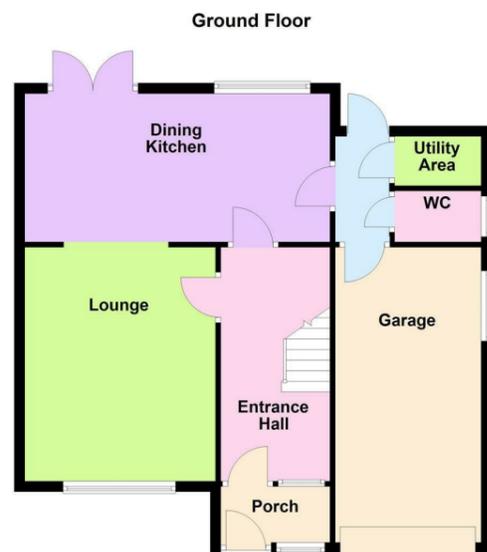
**Landing**

**Bedroom One**  
13'04 x 11'03 (4.06m x 3.43m)

**Bedroom Two**  
10'07 x 11'03 (3.23m x 3.43m)

**Bedroom Three**  
9'08 x 7'10 (2.95m x 2.39m)

**Bathroom**  
6'09 x 7'09 (2.06m x 2.36m)



**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.

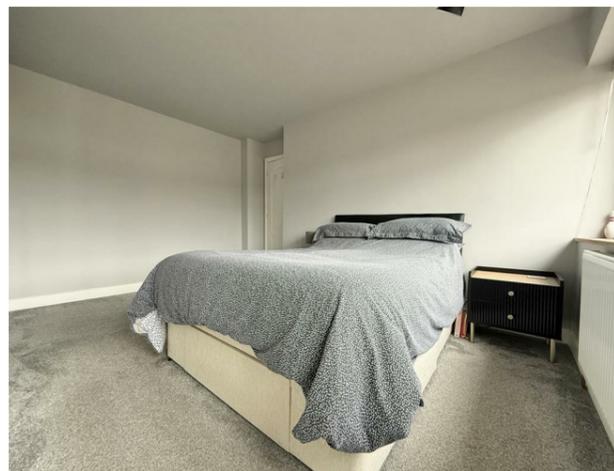
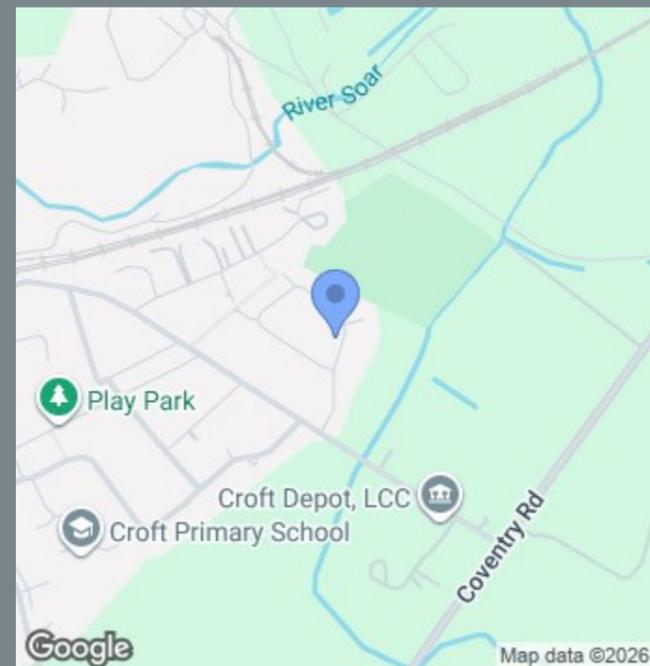
12 Windermere Drive, Croft, LE9 3HE  
**Offers In Excess Of £290,000**

## OVERVIEW

- Beautifully Presented Family Home
- Popular Road In Lovely Village
- Porch & Entrance Hallway
- Spacious Lounge
- Dining Kitchen & Downstairs Cloakroom
- Three Bedrooms & Modern Family Bathroom
- Driveway & Garage
- Enclosed Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band -

## 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

Situated in a lovely village setting, this beautiful family home offers warm, welcoming accommodation perfectly suited to modern day living. A practical porch leads into the inviting hallway, setting the tone for the well-presented interiors beyond. To the front of the property, the lounge is a cosy yet bright space, featuring a window overlooking the front aspect and a charming log burning stove that creates a wonderful focal point — ideal for relaxed evenings or gathering with family and friends. The lounge flows effortlessly into the heart of the home — the dining kitchen. Fitted with attractive wooden cabinetry and contrasting work tops, the kitchen combines style and practicality, complete with oven, hob and extractor over. The dining area offers generous space for a table and chairs, making it perfect for everyday family meals or entertaining guests, with French doors opening directly onto the garden, allowing indoor and outdoor living to blend seamlessly. An outer lobby provides access to a useful utility area and downstairs WC, adding convenience and helping to keep the main living spaces clutter free.

Upstairs, the landing leads to three well-proportioned bedrooms, offering flexible accommodation for family life, guests or home working. The modern family bathroom is thoughtfully finished, providing a fresh and comfortable space to unwind. Externally, the property benefits from a driveway and garage, offering ample parking and storage. The rear garden features a patio area ideal for outdoor dining, along with a lawn providing space for children to play or simply to enjoy the peaceful surroundings. A wonderful opportunity to acquire a well-balanced family home in a sought-after village location — early viewing is highly recommended.