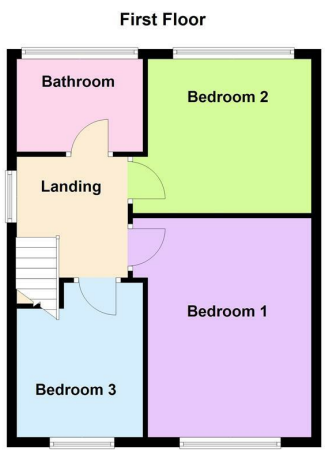
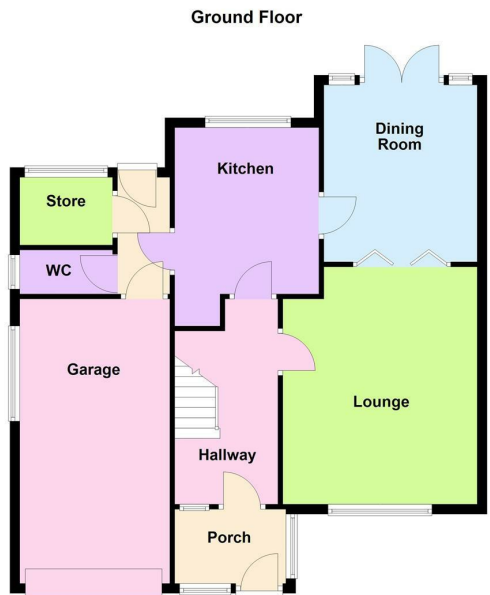


FLOOR PLAN

- ### DIMENSIONS
- Porch**
4'11 x 7'04 (1.50m x 2.24m)
 - Entrance Hall**
13'07 x 6'11 (4.14m x 2.11m)
 - Lounge**
15'11 x 12'6 (4.85m x 3.81m)
 - Dining Room**
11'11 x 9'11 (3.63m x 3.02m)
 - Kitchen**
11'04 x 9'06 (3.45m x 2.90m)
 - Outer Lobby**
7'10 x 3'05 (2.39m x 1.04m)
 - Downstairs WC**
3' x 5'03 (0.91m x 1.60m)
 - Storage**
4'06 x 5'03 (1.37m x 1.60m)
 - Landing**
 - Bedroom One**
14'09 x 10'11 (4.50m x 3.33m)
 - Bedroom Two**
10'04 x 11'08 (3.15m x 3.56m)
 - Bedroom Three**
10'04 x 8'07 max (3.15m x 2.62m max)
 - Bathroom**
6'11 x 8'03 (2.11m x 2.51m)
 - Garage**
18'10 x 9'01 (5.74m x 2.77m)



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/
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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.

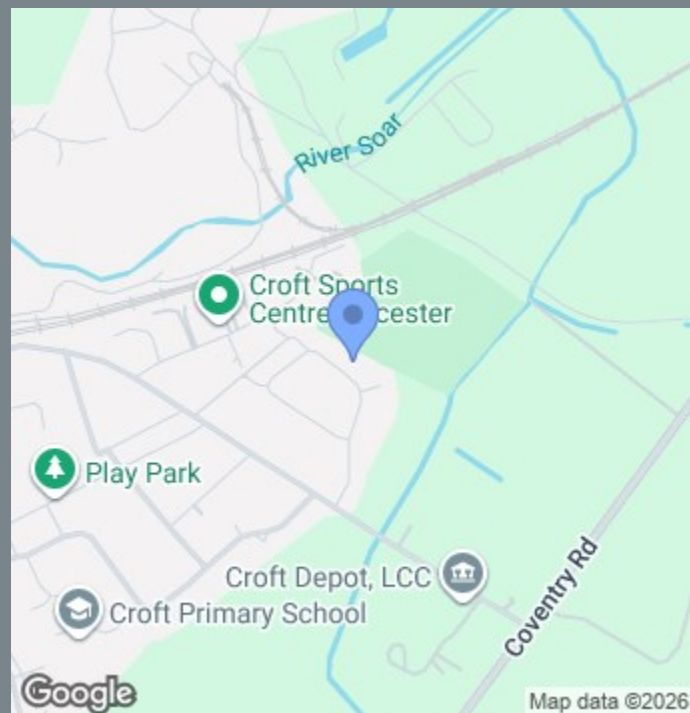
29 Windermere Drive, Croft, LE9 3HE
Offers In Excess Of £350,000

OVERVIEW

- Beautiful Detached Family Home
- One Owner From New & No Chain
- Village Location With Open Views
- Porch & Hallway
- Lounge, Dining Room & Kitchen
- Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Driveway & Garage
- Well Established Rear Garden
- EER - tbc, Freehold, Tax - D

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

Offered to the market with no onward chain & having been cherished by the same owner since new, this spacious detached family home occupies a wonderful position within a sought-after village location, enjoying open views to the rear & a beautiful mature garden that has been lovingly tended over many years. The property is entered via a useful porch leading into a welcoming hallway. To the front, the lounge provides a warm & comfortable space to relax, & enjoying a pleasant outlook through the front-facing window. Bifold doors open into the dining room, allowing the rooms to be used separately or opened up to create a fantastic entertaining space. The dining room is ideal for family meals, celebrations & gatherings, with French doors opening directly onto the garden & drawing in plenty of natural light. The kitchen is fitted with a range of solid wood wall & base cabinets complemented by work surfaces, offering excellent storage & preparation space for busy family life. Beyond the kitchen, an outer lobby provides access to a useful downstairs cloakroom & additional storage, adding practicality to the home. Upstairs, the landing leads to three generously proportioned bedrooms, all benefitting from fitted wardrobes, providing excellent storage while maximising floor space. The family bathroom is fitted with a white three-piece suite & offers a bright & functional space for everyday use. Outside, a substantial driveway provides ample off-road parking & leads to the garage, which benefits from power & lighting. The rear garden is a true highlight of the home. Beautifully established with colourful flowered borders, a well-maintained lawn & patio areas perfect for outdoor dining or simply enjoying the peaceful surroundings, it offers a wonderful sense of privacy & tranquillity. There is also a well-established vegetable plot ready to be brought back to life by keen gardeners, while the open views beyond the garden create a delightful backdrop that is rarely found.

