

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



3 Brookes Avenue, Croft, Leicester, LE9 3GJ
£1,100 Per month

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, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.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 277 2277 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.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

OVERVIEW

- Semi Detached Dormer Bungalow
- Three Bedrooms
- Lounge
- Kitchen
- Rear Garden
- Garage
- Off Road Parking
- Council Tax Band (C)
- EPC Rating (D)
- Call 0116 2771777



THE INSIDE STORY

Nestled in the charming area of Brookes Avenue, Croft, Leicester, this delightful semi-detached dormer bungalow offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, making it a great space for culinary enthusiasts to prepare meals and enjoy family gatherings.

One of the standout features of this bungalow is the lovely rear garden, which offers a private outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes a garage, providing ample storage or parking options.

In summary, this three-bedroom dormer bungalow on Brookes Avenue is a fantastic opportunity for anyone seeking a spacious and inviting home in a desirable area. Don't miss the chance to make this charming property your own.

EPC Rating (D)

Council Tax Band (C)

LOCATION LOCATION....

Nestled in the heart of the countryside, 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.

