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

Room Sizes

Hall
4'4 x 5'4

Living Room
15'6 x 13'4

Dining Kitchen
15'9 x 8'9

WC
5'5 x 2'4

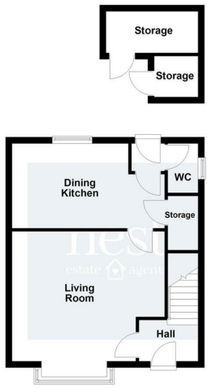
Bedroom One
12 x 12'5

Bedroom Two
10'1 x 9'3

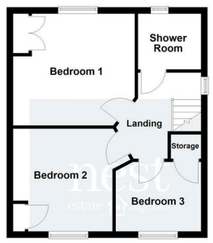
Bedroom Three
9'1 x 7'8

Shower Room
5'9 x 5'9

Ground Floor



First Floor



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.

Pochin Street, Croft, Leicester LE9 3HA

Offers Over £200,000

The Story Begins

- Traditional Semi Detached Family Home
- Scope For Extension - Subject To Planning
- Occupying A Generous Plot
- Entrance Hallway & Living Room
- Dining Kitchen & Downstairs WC
- First Floor & Shower Room
- Three Bedrooms
- Outside Storage & Double Driveway
- Energy Rating D
- Council Tax Band B & Freehold

Location Is Everything

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.
Croft is more than just a village — it's a lovely place to call home.

Inside Story

A fantastic opportunity to acquire this three-bedroom semi-detached family home, occupying a generous plot in the sought-after village of Croft. Offered for sale with no upward chain, this property is ideal for families, first-time buyers, or those looking for a home with potential to extend, subject to local planning permissions.

The accommodation comprises an entrance hallway with stairs rising to the first floor, a spacious living room with a bay window providing plenty of natural light, and a dining kitchen fitted with a range of wall and base units — offering functionality with scope for modernisation. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, each benefiting from built-in storage cupboards, and a shower room fitted with a white wash hand basin and low-level WC.

Externally, the rear of the property features an enclosed garden with a lawned area, patio, brick-built storage sheds, and a greenhouse. To the side, there is a double-width driveway providing ample off-road parking and excellent potential for extending the property, subject to necessary consents.

Early viewing is highly recommended to appreciate the plot size and potential this home has to offer.