CARLTON ESTATES

8 Station Road Narborough Leicestershire LE19 2HR
0116 284 9636 www.carltonestates.co.uk

> SALES & LETTINGS

7 Windsor Gardens, Leicester, LE9 3BW

Offers Over £237,500

NO CHAIN. Situated within a small and exclusive development in the highly sought-after South Leicestershire village of Croft, this well-presented and deceptively spacious three-bedroom mid-town house offers stylish, low-maintenance living. Benefiting from the remainder of its NHBC warranty and having been meticulously maintained since new, the property is ideal for first-time buyers, growing families and those looking to downsize alike.

The accommodation briefly comprises an inviting entrance hallway, modern fitted kitchen, spacious living/dining room and a ground floor WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property enjoys an enclosed rear garden, perfect for relaxing or entertaining, together with off-road driveway parking.

Entrance Hallway
A welcoming entrance hall with a double glazed front door, staircase rising to the first floor, and a radiator.

Living / Dining Room
18'0" x 14'7" (5.49m x 4.47m)
A spacious and light-filled reception room enjoying French doors and a further window overlooking the rear garden. Offering ample space for both comfortable seating and family dining, the room also benefits from a useful understairs storage cupboard with power and lighting, together with two radiators.

Kitchen
10'11" x 6'11" (3.33m x 2.13m)
Overlooking the front aspect, the contemporary kitchen is fitted with a comprehensive range of soft-close wall and base units with complementary work surfaces. Integrated appliances include an electric oven, gas hob with extractor hood above and a fridge/freezer, whilst there is plumbing for a washing machine. Finished with recessed ceiling spotlights and a radiator.

Ground Floor Wc
Fitted with a modern two-piece suite comprising a low-level WC and wash hand basin. Obscure UPVC double glazed window to the front elevation, recessed ceiling spotlights and radiator.

First Floor Landing
With loft access, built-in airing/storage cupboard and radiator

Bedroom
14'7" x 9'4" (4.47m x 2.87m)
A generous principal bedroom with a UPVC double glazed window to the front elevation, built-in storage cupboard and radiator.

Bedroom
10'0" x 7'6" (3.05m x 2.29m)
A well-proportioned double bedroom overlooking the rear garden. Radiator.

Bedroom
12'2" max x 6'9" (3.73m max x 2.08m)
A good-sized third bedroom enjoying views over the rear garden. Radiator.

Bathroom
Fitted with a modern three-piece suite comprising a panelled bath with shower over and glazed screen, low-level WC and wash hand basin. Complemented by tiled flooring, part-tiled walls, recessed ceiling spotlights and a heated towel rail.

Outside
The property benefits from off-road driveway parking to the front.

Rear Garden

The enclosed rear garden is predominantly laid to lawn with a paved patio, providing an ideal space for outdoor dining, entertaining and family enjoyment.

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.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?
IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!
Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.
We value your business and understand that selling your home is a major decision.
Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.
10 GOOD reasons to choose Carlton Estates:
* THE local agent
* FREE market appraisal
* REALISTIC valuations based on local market knowledge
* EXTENSIVE advertising for maximum exposure
* COMPETITIVE fees
* REGULAR client feedback
* MORTGAGE advice available
* NO sale no fee
* ACCOMPANIED viewing's where necessary
* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
CALL US NOW ON 0116 284 9636

Notes For Purchasers
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

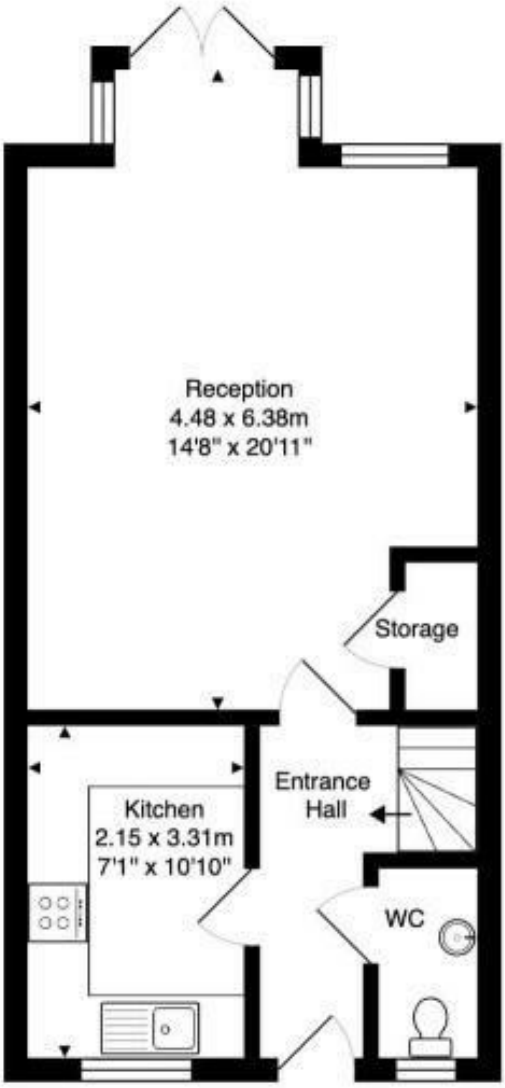
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

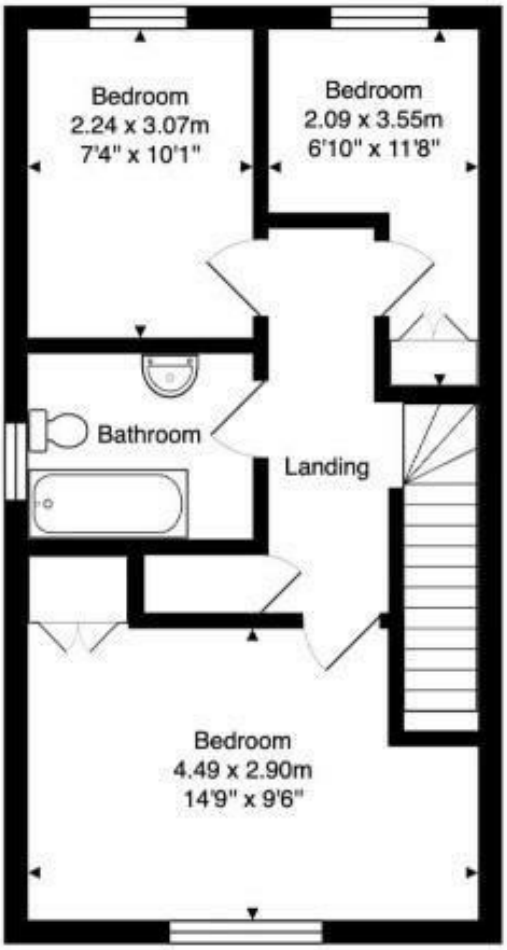
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

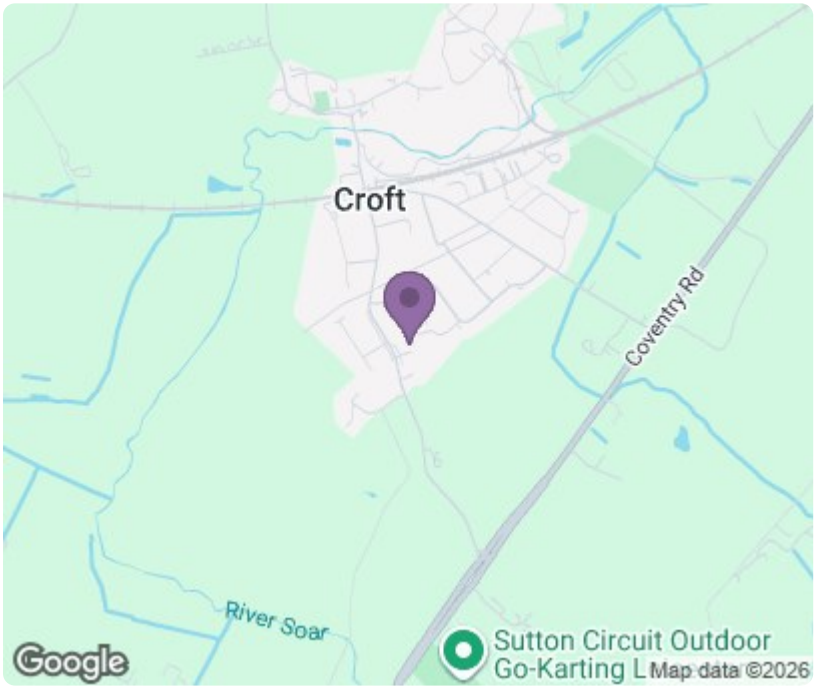
Potters
Marston
River Soar
Coventry Rd
Broughton Rd
Google
Map data ©2026

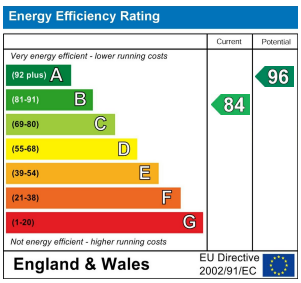


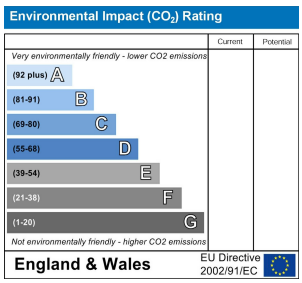
Ground Floor



First Floor







Carlton Estates
8 Station Road
Narborough
Leicestershire
LE19 2HR

T. 0116 284 9636
E. sales@carltonestates.co.uk

Carlton Estates (Narborough) Ltd. Registered in England No 5146293