



## 40 Petersfield, Croft, Leicester. LE9 3GY

- Three Bedroom Extended Semi Detached Property
- Good Size Garden Plot To Rear
- Entrance Area, Cloaks/Wc, Breakfast Kitchen
- Living Room, Extended Rear Dining/Garden Room
- Landing, Three Bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Single Garage, Good Size Rear Garden
- Viewing Highly Recommended to Appreciate Plot and Layout
- EPC Rating C & Council Tax Band C





## PROPERTY DESCRIPTION

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Three bedroom extended semi detached property offering spacious accommodation in the sought after village of Croft. With a good size garden plot to the rear and offered with no onward chain, an early viewing comes highly recommended.

In brief the property comprises of side entrance area with stairs to the first floor and a cloaks/wc. To the front of the property is a breakfast kitchen fitted with a range of base and wall units. The 16ft rear living room is a good size and has a gas fire and surround and the property has been extended to the rear with a single storey currently used as a dining/garden room with a window overlooking the garden and side sliding patio doors. To the first floor there is a light and airy landing area which leads to the three bedrooms and a family shower room/wc. All of the bedrooms benefit from fitted wardrobes and the property further benefits from gas fired central heating system and double glazing. Externally to the front is a block paved area giving access to the single garage with up/over door. A side gate leads to the good size feature rear garden which has split into manageable areas including patio, lawn with mature borders and rear allotment style area. An ideal family, first time buy or professional home. EPC rating C, Council tax is band C.





## ROOM DESCRIPTIONS

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### Entrance Area

### Cloaks/Wc

### Breakfast Kitchen

10' 11" x 8' 11" (3.33m x 2.72m)

### Lounge

16' 10" x 11' 10" (5.13m x 3.61m)

### Dining Area

14' 11" x 8' 0" (4.55m x 2.44m)

### Landing

16' 11" x 6' 1" (5.16m x 1.85m)

### Bedroom

12' 1" x 10' 4" to back of robes (3.68m x 3.15m)

### Bedroom

11' 11" x 9' 8" to back of robes (3.63m x 2.95m)

### Bedroom

11' 11" x 6' 9" to back of robes (3.63m x 2.06m)

### Family Shower Room/Wc

12' 0" x 6' 0" (3.66m x 1.83m)

### External

### Garage

18' 0" x 7' 7" (5.49m x 2.31m)

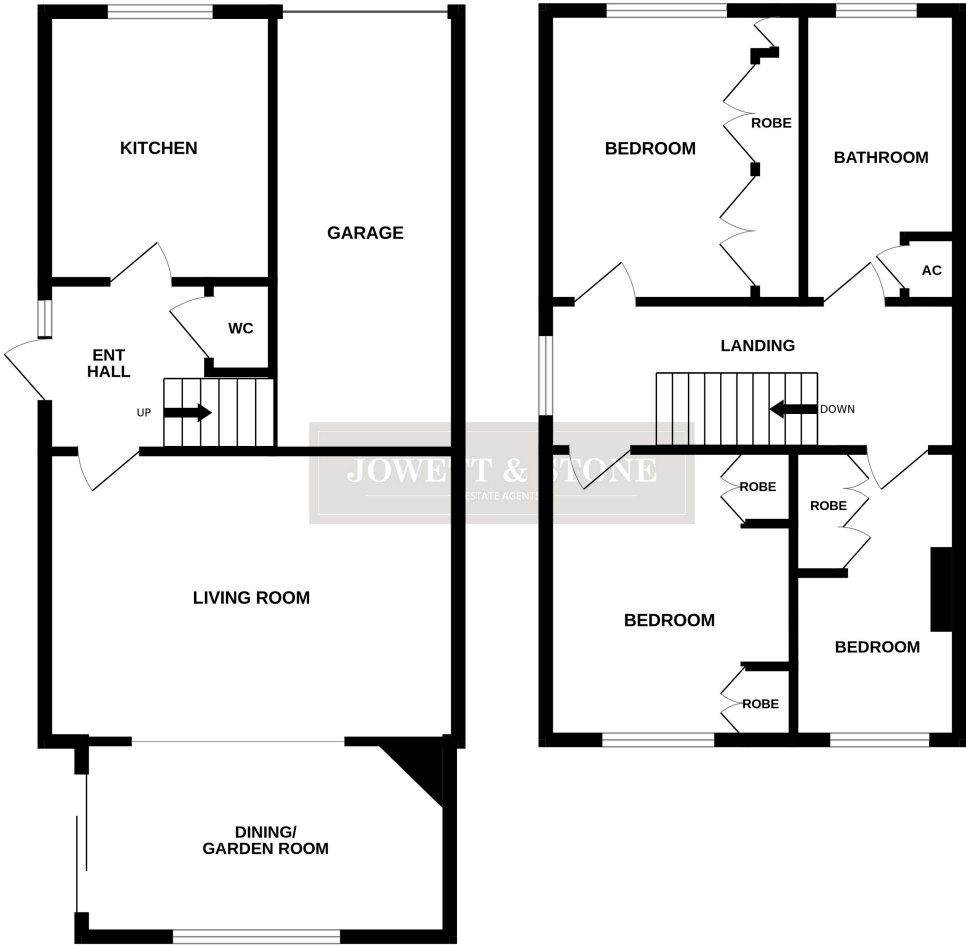
### Rear Garden



FLOORPLAN & EPC

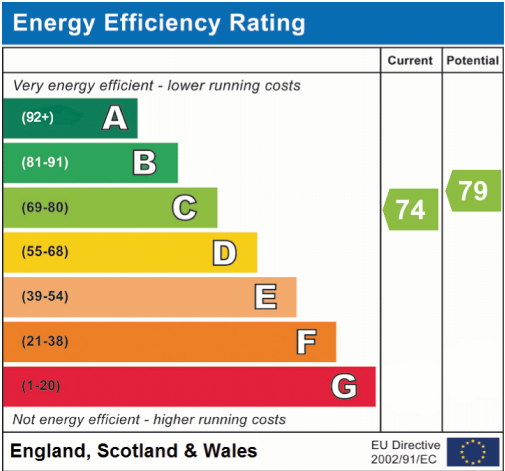
GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.  
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