



Asking Price £495,000 | Freehold

Saltby Road, Croxton Kerrial, Leicestershire, NG32 1QG



Key Features & Description

- EPC Rating To be confirmed | Council Tax Band To be confirmed

Situated in the desirable village of Croxton Kerrial, this beautifully presented three-bedroom new build home offers spacious and contemporary accommodation, ideal for modern family living.

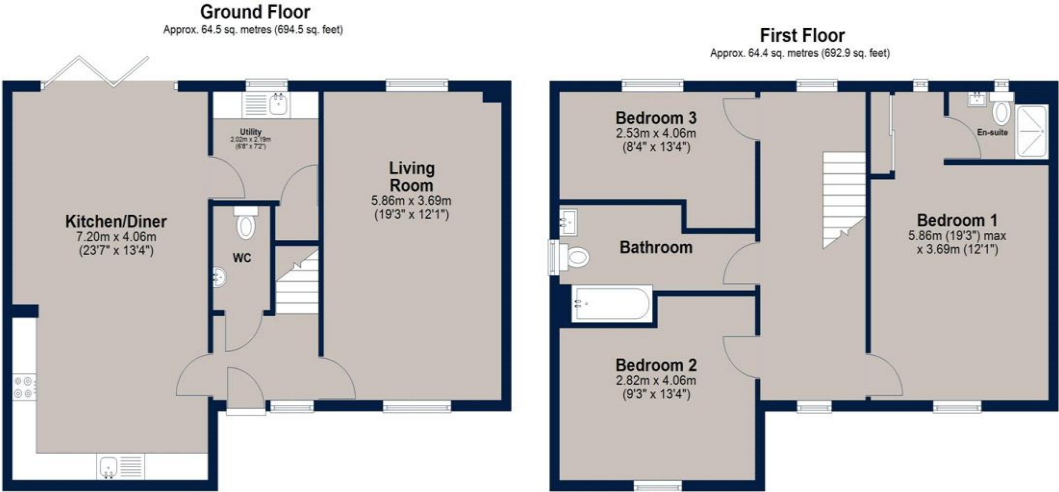
Entering the property, an entrance hallway provides access to the ground floor rooms.

To the right is an impressive open-plan kitchen/dining room, designed as the heart of the home and complemented by a practical utility room. Along with a downstairs WC. Also located on the ground floor is a generous size living room, offering an excellent space for relaxation and entertaining.

To the first floor, the property features three well-proportioned bedrooms. The Master bedroom benefits from its own en-suite shower room, with the upstairs also benefitting from a main bathroom.

Externally, the property has a single garage, two allocated parking spaces, and beautiful landscaped gardens, providing excellent outdoor space for families.

Melton Mowbray is just 8 miles away, while Grantham is only 6 miles from the village, providing excellent access to local amenities and transport links.



Total area: approx. 128.9 sq. metres (1387.4 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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arty particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.

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