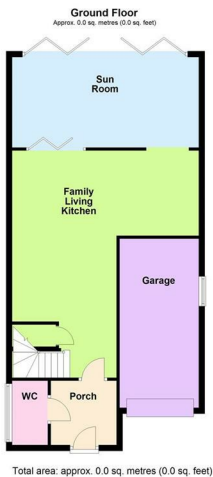


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Family Living Kitchen**
24'4 x 2'2 max (7.42m x 0.66m max)
- Sun Room**
9'10 x 20'2 (3.00m x 6.15m)
- Downstairs Cloakroom**
6'10 x 3'10 (2.08m x 1.17m)
- Landing**
- Bedroom One**
12' x 11'7 (3.66m x 3.53m)
- Bedroom Two**
12'1 x 11'7 (3.68m x 3.53m)
- Bedroom Three**
8'9 x 8'4 (2.67m x 2.54m)
- Family Bathroom**
10' x 5'4 (3.05m x 1.63m)
- Loft Room**
24'3 x 8'8 (7.39m x 2.64m)

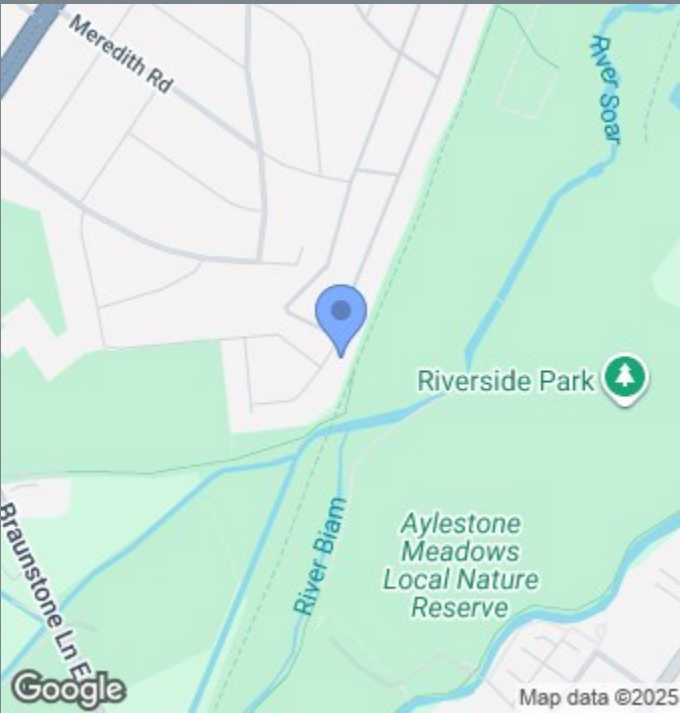


OVERVIEW

- Stunning Detached Family Home
- Beautiful Cul De Sac Location
- Entrance Hall & Downstairs Cloakroom
- Family Living Kitchen
- Fabulous Sun Room
- Three Bedrooms & Bathroom
- Loft Room (no regs)
- Driveway & Garage
- Non Overlooked Garden
- EER Rating - D, Freehold, Tax Band -

LOCATION LOCATION....

Tucked away in the peaceful suburb of Rowley Fields, Foxcroft Close offers the perfect blend of tranquillity and convenience. This charming location is ideal for families, with a choice of well-regarded schools close by, including Ravenhurst Primary, Millfield L.E.A.D. Academy, and The Winstanley School. Just a short stroll brings you to the beautiful Braunstone Park, where you can enjoy scenic walks, open green spaces, and leisure facilities. Everyday shopping is a breeze, with the vibrant Narborough Road and its mix of independent stores, cafés, and restaurants nearby, while Fosse Shopping Park is only a short drive away for all your retail needs. Excellent transport links, including quick access to the M1 and M69 and regular bus services into Leicester city centre, make commuting simple, while the friendly, community-minded atmosphere makes this a place you'll be proud to call home.



THE INSIDE STORY

Tucked away at the end of a peaceful cul-de-sac, this beautifully presented detached family home offers a haven you'll be proud to call your own. A welcoming porch sets the tone, drawing you inside to the heart of the home – a spacious, open-plan family living kitchen designed for modern living. Crisp white cabinets are paired with rich oak work surfaces, while an integrated dishwasher keeps things sleek & uncluttered. This versatile space is ideal for cooking up family favourites, enjoying relaxed meals together, or unwinding at the end of the day. Glorious bi-fold doors open into a stunning sun room, bathed in natural light from the elegant lantern roof. Another set of bi-folds open the whole back of the house to the garden, creating a truly seamless connection between indoor & outdoor living – perfect for entertaining on warm summer evenings or enjoying a morning coffee while the sun streams in. The sun room offers endless possibilities, whether as a stylish dining space, a lounge, or a serene reading retreat. The ground floor also benefits from a smart downstairs cloakroom which cleverly incorporates a laundry area with space for both washing machine & tumble dryer, keeping everything conveniently tucked away. Upstairs, a light & airy landing leads to three generously proportioned bedrooms, each finished with a touch of elegance, offering restful spaces for the whole family. The luxurious family bathroom is beautifully appointed with a walk-in shower, bath, wash hand basin and wc, providing a spa-like retreat at the end of the day. A charming spiral staircase leads up to the loft room – currently used as a fourth bedroom (no regs) – offering even more flexibility. Outside, the home is complemented by a private driveway, garage, & a delightful rear garden with a lawn, raised decked area & inviting patio, the perfect setting for family gatherings, barbecues, or simply soaking up the peaceful surroundings.

