



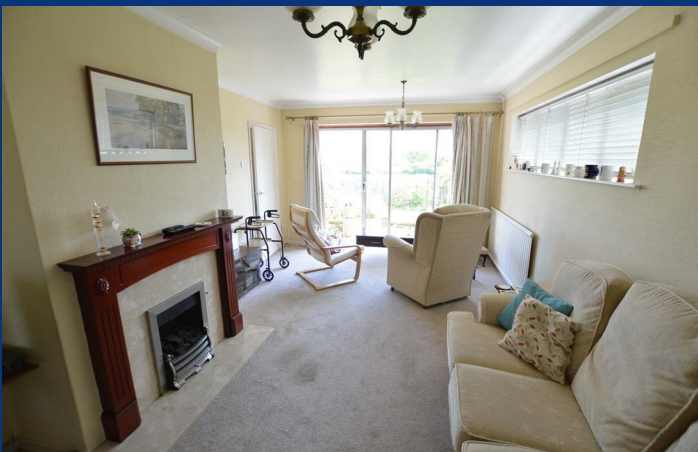
25, WATERFIELD ROAD, CROPSTON, LE7 7HL  
GUIDE PRICE £369,950

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING





**\*\*A RARE OPPORTUNITY TO PURCHASE A LINKED-DETACHED HOUSE REQUIRING UPGRADING WITH AN OPEN ASPECT TO THE REAR AND STUNNING VIEWS\*\***

A good sized 3 bedroom linked detached house built by Calverley, now requiring general modernising. The property sits in an enviable position backing onto the village Cricket Club with views over the Cricket pitch and open countryside beyond. The accommodation has gas central heating with a Worcester Combi boiler and UPVC double glazed windows and includes porch, hall, cloakroom/w.c., lounge, extended dining room, and kitchen. 3 bedrooms and shower room. To the front is a driveway and garden, single garage and a delightful south facing rear garden with fabulous views over the cricket pitch and countryside beyond.

#### ABOUT THE AREA

The village of Cropston is highly sought after, being located just a few minutes from Bradgate Park and Cropston Reservoir in the heart of Charnwood. The delightful countryside setting also allows for easy access into Leicester and the A46 Western Bypass. The village itself has 2 public houses and village garage, as well as the thriving Cricket Club. A greater range of services are available in the nearby villages of Anstey and Rothley

In addition there are excellent road links to Loughborough and Leicester with further access to the M1 Motorway at junctions 22 and 23, the A46 Western Bypass, Fosse Park Shopping Centre and East Midlands Airport at Castle Donington. Both Lingdale and Charnwood Golf Clubs are located nearby and East Midlands Train services to London, St Pancras are available from Loughborough and Leicester.

#### VIEWINGS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### PORCH

With entrance door and windows to front, access to side lobby, door to hall

##### HALL

with full height window to front, staircase to first floor and radiator.

##### CLOAKROOM/W.C.

with window to front, w.c. and wash basin.

##### LOUNGE 11'5" x 18'8" (3.48 x 5.69)

with patio doors overlooking the garden and southerly views over the Cricket pitch and countryside beyond, high level window to side, fire surround and fitted living flame gas fire, radiator.

##### EXTENDED DINING ROOM 17'1" x 9'2" (5.22 x 2.81)

with 2 windows to rear and radiator.

##### KITCHEN 7'11" x 12'4" (2.43 x 3.76)

with window to side and side door leading to the side lobby, pantry cupboard, radiator, range of fitted cupboards, work surfaces, stainless steel sink top, space for cooker, space and plumbing for washing machine, Space for fridge.

##### SIDE LOBBY

with door to porch, store cupboard, access door to garage

##### FIRST FLOOR LANDING

with window to side and airing cupboard.

##### BEDROOM 1 10'5" x 11'5" plus wardrobes (3.19 x 3.49 plus wardrobes)

with window to the rear offering delightful views, radiator and fitted furniture.

##### BEDROOM 2 10'5" x 11'9" (3.19 x 3.6)

with window to front and radiator.

##### BEDROOM 3 8'6" x 9'2" (2.6 x 2.8)

with window to rear offering delightful views, radiator, built in cupboard housing the Worcester combi boiler.

##### SHOWER ROOM 6'11" x 5'5" (2.12 x 1.67)

with window to side, suite comprising w.c., wash basin and shower cubicle, tiled splashbacks.

##### OUTSIDE

##### FRONT GARDEN

with lawn and various shrub beds, tarmac driveway.

##### SINGLE GARAGE 9'0" x 18'0" (2.76 x 5.50)

with electric up & over door to front, window to rear and side access door to lobby.

##### GOOD SIZE REAR GARDEN

being south facing with lovely views over the cricket pitch and open countryside beyond. Patio area, steps down to lawned garden with various flower and shrub beds, timber garden shed.





**EPC**

Rating: 'D'

**Council Tax Band**

Council Tax Band: 'D'

### **Purchasing Procedure**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

### **Market Appraisals**

If you have a house to sell then we offer a Free Valuation, without obligation.

### **Surveys**

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.















### Ground Floor

Floor Area (Gross Internal) 64.6 sq.m. (695 sq.ft.) approx

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### First Floor

Floor Area (Gross Internal) 46.1 sq.m. (496 sq.ft.) approx

Created using Vision Publisher™

## LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

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RICS



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