



- THREE BEDROOM DETACHED HOUSE
- OPEN PLAN LIVING/DINING KITCHEN
- BEAUTIFUL REAR GARDEN
- GROUND FLOOR WC
- IDEAL FAMILY HOME

- HIGHLY REGARDED VILLAGE LOCATION
- SEPARATE LOUNGE AREA
- OFF ROAD PARKING & GARAGE
- FOUR PIECE BATHROOM SUITE
- COUNCIL TAX BAND - E

Price guide £465,000

<https://www.judgeestateagents.co.uk>



Located within this highly regarded part of Cropston village comes offered for sale this deceptively spacious three bedroom detached house that appreciates a stunning rear garden. This very well presented home internally comprises an Entrance Porch with WC, Entrance Hall, Living/Dining/Kitchen, Snug area looking onto the garden, Separate Reception Room, Utility, First Floor Landing, Three Bedrooms and a Four Piece Bathroom Suite. From the front there is Off Road Parking that leads to the Garage and as mentioned to the rear there is a stunning Garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a radiator, door to the Entrance Hall and a door to:

WC

Comprising a low level WC, wash hand basin with a window to the front aspect.

ENTRANCE HALL

With stairs leading up to the first floor landing, radiator, power point and door that leads to:

LIVING/DINING AREA

19'7 x 13'11 - 10'10 (5.97m x 4.24m - 3.30m)

Benefiting from a window to the front aspect, radiator, power points, fire and then open access to the Kitchen and:

SNUG ROOM AREA

10'5 x 7'5 (3.18m x 2.26m)

With windows to the rear and side aspects and patio doors to the rear garden.

KITCHEN

12'6 x 9' (3.81m x 2.74m)

There are wall and base units with work surfaces, sink with a mixer tap, integral double oven, hob and extractor, window to the rear aspect, archway through to the Reception room and access also through to:

UTILITY

14'11 x 5'1 (4.55m x 1.55m)

Having wall and base units with work surface, integral double fridge/freezer, sink with a mixer tap, plumbing for a washing machine, window to the rear aspect, door to the side accessing the rear garden and a door that leads to the Garage.

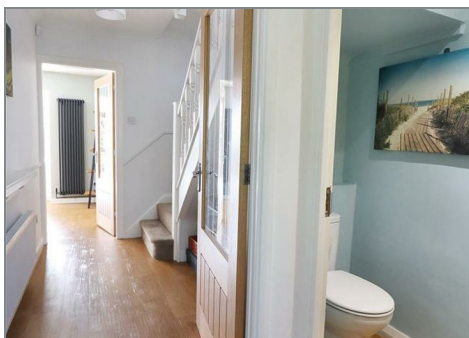
RECEPTION ROOM

15'2 x 8' - 7'3 (4.62m x 2.44m - 2.21m)

Benefiting from a bow fronted window, radiator and power points.

FIRST FLOOR LANDING

There is a window to the front aspect, loft access and doors that lead to:





BEDROOM

14'7" x 9'2" (4.45m x 2.79m)

Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM

12' x 9'1" (3.66m x 2.77m)

Having a window to the rear aspect, radiator and power points.

BEDROOM

11' x 10'2" (3.35m x 3.10m)

There is a window to the front aspect, radiator and power points.

BATHROOM

9'9" x 9'9" (2.97m x 2.97m)

Comprising a low level WC, wash hand basin, bath, walk in shower, complimentary tiling, heated towel rail and windows to the rear and side aspects.

REAR GARDEN

A beautiful rear garden that firstly starts with a mainly paved patio seating and social area with steps that then lead down to a mainly laid to lawn garden home to borders with a variety of shrubs, plants and trees. There is also a sheltered patio to the rear corner too.

PARKING

From the front there is off road parking that leads to:

GARAGE

16'9" x 8' (5.11m x 2.44m)

Benefiting from an up and over door and the facilities of both power and lighting.

CROPSTON VILLAGE

Cropston is situated in the heart of Charnwood Forest on the very edge of Bradgate Park and is particularly well known for Cropston Reservoir where one can gain access to the whole of the Bradgate Park area. Local shopping and schooling facilities are available at nearby Rothley and



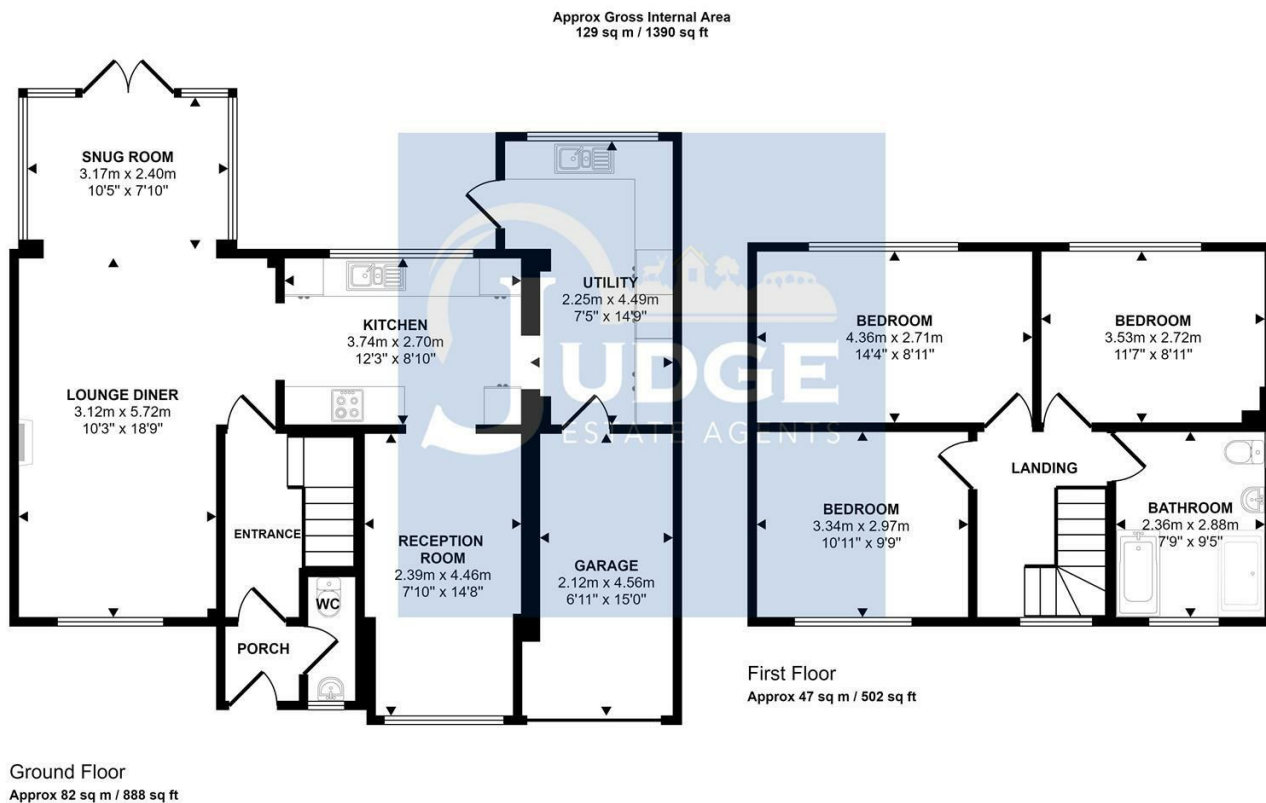
Anstey, the village is particularly convenient for the Loughborough Schools Foundation (formerly Loughborough Endowed Schools), access to Leicester and the M1 at nearby Markfield. The Charnwood Forest area offers many country walks and pursuits including Old John, Beacon Hill and The Outwoods, and is well known for its variety of unspoilt villages and countryside. Golf is at the nearby Rothley Park Golf Club.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

