



- FIVE BEDROOM DETACHED HOUSE (INCLUDING ANNEX)
- EN-SUITE BEDROOM
- IDEAL FAMILY HOME
- HIGHLY SOUGHT AFTER VILLAGE
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- GROUND FLOOR WC
- COUNCIL TAX BAND - F

Asking price £640,000

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



Situated in a tucked away position within the highly regarded Charnwood village of Cropston, this versatile five bedroom home offers versatility and makes for an ideal family home. In brief this lovely home is approached to ample off road parking that gives access to the garage as well as the entrance into the entrance porch that then gives access internally to an entrance hall, WC, living room, conservatory, study, kitchen, dining room, utility, first floor landing with four bedrooms (En-suite to the primary bedroom) and a bathroom. To the rear there is a well established garden as well as a door to the Annex where there is a bed/lounge area with a kitchen and shower room. PLEASE CONTACT LISA ON 0116 236 7000 FOR MORE INFORMATION.

ENTRANCE PORCH

There is a door to:

ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, power points and doors that lead to:

WC

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

LIVING ROOM

16'10 x 13' - 9'9 (5.13m x 3.96m - 2.97m)
Benefiting from a radiator, power points, TV point, feature fire surround and a window to the front aspect as well as a door to:

CONSERVATORY

14'8 x 10'8 (4.47m x 3.25m)

Having windows to the front and side aspects, power points and a door to the side aspect.

STUDY

13'7 x 8'7 (4.14m x 2.62m)

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

KITCHEN

12' x 8'4 (3.66m x 2.54m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, grill, hob, power points, pantry, power points, window to the rear aspect, door to the Utility and sliding door to:

DINING ROOM

10' x 8' (3.05m x 2.44m)

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

UTILITY

8'11 x 8'10 (2.72m x 2.69m)

With wall and base units and work surfaces, sink with a mixer tap, plumbing for a washing machine, power points, radiator and a door to the rear garden.

FIRST FLOOR LANDING

There is a window to the rear aspect, airing cupboard and doors to that lead to:





PRIMARY BEDROOM

11'8 x 11'2 maximum (3.56m x 3.40m maximum)

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and built in wardrobes and a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling, heated towel rail and a window to the side aspect.

BEDROOM

12'8 x 9'9 (3.86m x 2.97m)

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

BEDROOM

9'11 x 8'1 (3.02m x 2.46m)

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



BEDROOM

9'7 x 8'7 - 6'7 (2.92m x 2.62m - 2.01m)

With a window to the rear aspect, radiator, power points and fitted wardrobes.

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, heated towel rail and a window to the rear aspect.

ANNEX

This is accessed from the rear garden and benefits from:

BED/LOUNGE/KITCHEN AREA

18'6 - 11'2 x 10'11 - 6'4 (5.64m - 3.40m x 3.33m - 1.93m)

There are windows to the rear and side aspects, power points, and to the Kitchen area there are a range of wall and base units and work surfaces, sink with mixer tap, integral oven, hob and extractor. There is a door that gives access to:

SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower and a heated towel rail.

PARKING

From the front there is ample off road parking that enjoys a well established and mature garden. The parking also leads to:

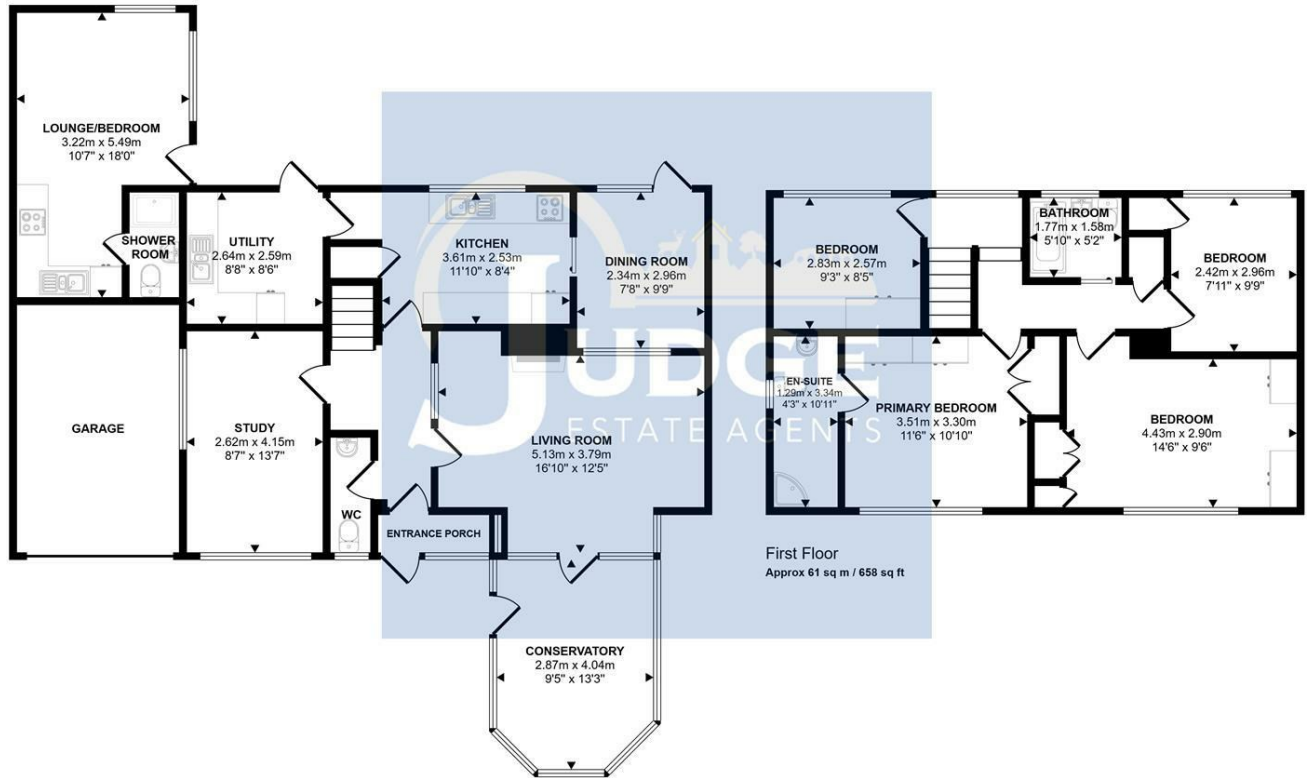
GARAGE

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.



Approx Gross Internal Area
174 sq m / 1871 sq ft



Ground Floor
Approx 113 sq m / 1214 sq ft

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.

