



**ROY GREEN**  
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

**41 Cropston Road,**

Anstey | Leicester | LE7 7BP





Set within the heart of this thriving and highly sought after North Leicestershire village comes offered for sale this very well presented two bedroom terrace home. Making an ideal first time purchase and offered for sale with no upward chain, this fantastic property benefits from two reception rooms, kitchen, utility area, lean to rear porch, first floor landing, two double bedrooms and a bathroom. There is a mature, well presented rear garden to the outside.

**Asking price £180,000**



## 41 Cropston Road,

### FIRST RECEPTION ROOM 13'6 x 12'5

Benefiting from a window to the front aspect, radiator, power points, TV point, Feature fire surround and door through to:

### SECOND RECEPTION ROOM 12'6 x 12'5

Having stairs leading to the first floor landing, radiator, power points, under stairs cupboard, window to the rear aspect and access through to:

### KITCHEN 8'11 x 6'8

There are a range of wall and base units having work surfaces, sink with mixer tap, splash backs, window to the side aspect, power points, radiator, access to:

### UTILITY AREA

With plumbing for a washing machine, power points and windows to the side aspect.

### REAR PORCH

Accessed from the Kitchen there is a rear porch with a door to the rear garden.

### FIRST FLOOR LANDING

There is a radiator and doors to:

### MAIN BEDROOM 13'10 x 12'

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

### SECOND BEDROOM 12'5 x 10'10

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

### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Radiator and a Window to the rear aspect.

### REAR GARDEN

Having a paved patio that then leads onto a mainly laid to lawn garden also having borders.

### ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at Junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks

and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run businesses including our office can be found as well as Post Office, Vets, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woollen Hill) plus The Martin High School for Secondary Education.

## Property at a Glance

- VERY WELL PRESENTED HOUSE
- IDEAL FIRST TIME PURCHASE
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- VILLAGE CENTRE LOCATION
- 4.3 MILES TO BRADGATE PARK
- 4.3 MILES TO LEICESTER CITY CENTRE
- 7.5 MILES TO FOSSE PARK SHOPPING
- 11 MILES TO LOUGHBOROUGH
- COUNCIL TAX BAND - B

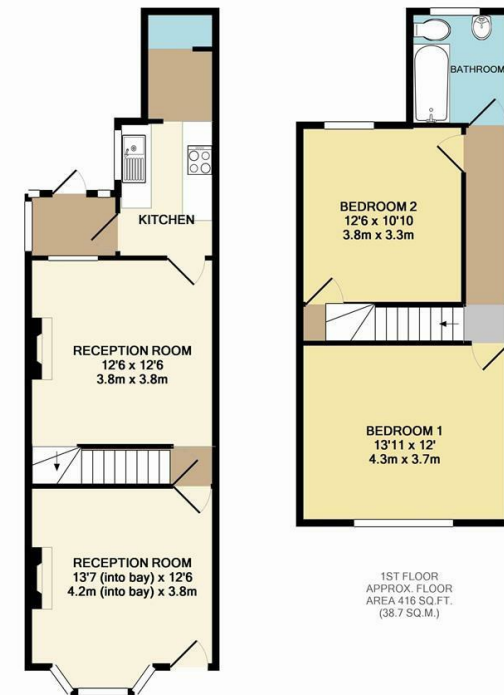




# Roy Green

## Pride In Property

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GROUND FLOOR  
APPROX. FLOOR  
AREA 464 SQ. FT.  
(43.1 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 416 SQ. FT.  
(38.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 881 SQ. FT. (81.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
England & Wales		

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