JUDGE
ESTATE AGENTS

15 CROPSTON ROAD, CROPSTON LE7 7GE

£495,000
FREEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ





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THE BYER IS AN IMPRESSIVE THREE BEDROOM, GRADE II LISTED BARN CONVERSION WITHIN THIS HIGHLY DESIRABLE CHARNWOOD VILLAGE IDEALLY SITUATED CLOSE TO BEAUTIFUL COUNTRYSIDE AND SCENIC WALKS WHILST AT THE SAME TIME, BEING JUST NORTH OF LEICESTER CITY. WITHIN THIS EXCLUSIVE BARN COMPLEX, THIS AMAZING PROPERTY DATES BACK TO THE 18TH CENTURY AND RETAINS A LOT OF ITS ORIGINAL FEATURES AND CHARM AND IN BRIEF BENEFITS ACCOMODATION OF AN ENTRANCE HALL, THREE BEDROOMS WITH AN EN-SUITE SHOWER ROOM TO THE MAIN, BATHROOM, KITCHEN/BREAKFAST AND LIVING ROOM. THERE IS AN EYE-CATCHING COTTAGE GARDEN HUGGED BY A LOVELY FEATURE WALL AND THERE IS ALSO OFF ROAD PARKING THAT LEADS TO A GARAGE. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.







ENTRANCE HALL
There is a radiator, power point, window and doors to:

KITCHEN/BREAKFAST 14'2 x 10'4
With a range of wall and base units with work surfaces, sink with mixer tap, integral oven, hob and extractor, window, power points, radiator, plumbing for a washing machine, integral fridge, windows and patio doors to the Garden and French doors to:

LIVING ROOM 14'2 x 12'8
Benefiting from windows, radiator, power points, log burner with brick chimney and surround and patio doors to the rear garden.

MAIN BEDROOM 12'7 x 11'4
Having a feature window, windows and patio doors to the Garden, radiator, power points and door to:

EN-SUITE
Comprising a low level WC, Wash hand basin, Walk in Shower, Sky light and Heated towel rail.

SECOND BEDROOM 11'10 - 10'9 x 9'8
With a window, sky light, radiator and power points.

THIRD BEDROOM 11'10 x 8'
There is a window, radiator, power points and sky light.

BATHROOM
Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Window and a Heated towel rail.

GARDEN
A beautiful garden that enjoys a patio that leads to a mainly laid to lawn area with pergola, summer house, borders home to a variety of shrubs, trees, vines and plants

PARKING
With tandem off road parking that leads to:

GARAGE
With an up and over door.

CROPSTON VILLAGE
Cropston lies on the edge of Bradgate Park in the sought-after Charnwood Forest area. Cropston is popular in terms of convenience for ease of access to Leicester and Loughborough plus the market towns of Hinckley, Ashby-de-la-Zouch and Melton Mowbray as well as the East Midlands International Airport at Castle Donington, the A46M1M69M42 major road network. The adjoining Charnwood Forest offers scenic countryside, golf courses and access to Bradgate Park, Cropston and Swithland Reservoirs, and Beacon Hill. The combined villages of Cropston, Rothley and Anstey offer a fine range of local amenities including shops, schooling and a wide variety of recreational amenities, as well as regular bus services to both Leicester and Loughborough.

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

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

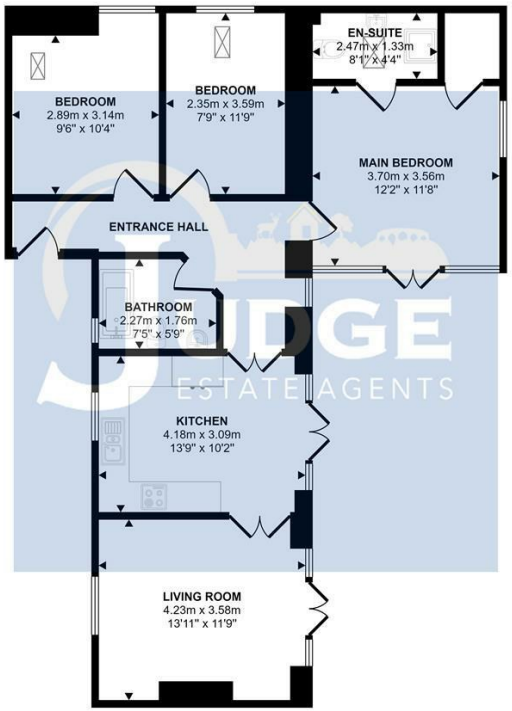
MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Approx Gross Internal Area
83 sq m / 892 sq ft



Floorplan

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.

LOCATION



MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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1. **Read property description**
2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.