



72 CROPSTON ROAD, ANSTEY, LEICESTER, LE7 7BJ  
ASKING PRICE £190,000



## CROPSTON ROAD ANSTEY

Immaculately presented, two bedroom end-terrace house situated within a prime location, close to the centre of this thriving Village. In brief this fantastic home benefits from Living/Dinning Room, Kitchen, Two Bedrooms and Bathroom. There is an eye-catching rear garden and an internal viewing comes highly advised.

### LIVING/DINING ROOM

29'2 x 11'11 (8.89m x 3.63m)

Benefiting from a bay fronted window, radiator, power points, TV point, Fuel Burner, Stairs leading to the first floor landing, Patio doors to the rear aspect and a door to:

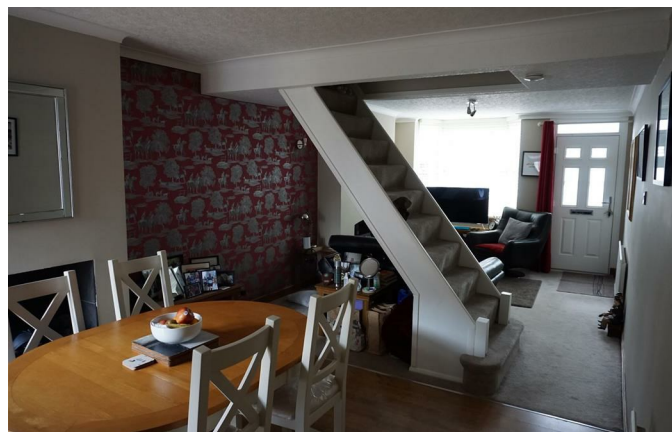
### KITCHEN

11'1 x 5'8 (3.38m x 1.73m)

With a range of wall and base units with work surfaces, sink with mixer tap and splash backs, integral oven, hob with extractor fan, tiled flooring, plumbing for washing machine, power points and a window to the side aspect.

### FIRST FLOOR

With doors to:



## MASTER BEDROOM

11'11 x 10'11 (3.63m x 3.33m)

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

## SECOND BEDROOM

11'11 x 11'10 (3.63m x 3.61m)

With a window to the rear aspect, radiator, power points and door to:

## BATHROOM

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

## REAR GARDEN

There is a well maintained, eye-catching garden with a mainly laid to lawn area having pebbled and stone chipped areas.

## 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 business 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 Woolden Hill) plus The Martin High School for Secondary Education.

## 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

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.



