



2 LYCHGATE CLOSE, CROPSTON, LEICESTER,  
LE7 7HU

ASKING PRICE £415,000

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## £415,000 FREEHOLD



### ENTRANCE HALL

There is a window to the side aspect, radiator, power points, under stairs cupboard, stairs leading to the first floor landing and doors that leads to:

### WC

Comprising a low level WC, wash hand basin, radiator, complimentary tiling and an extractor.

### LIVING ROOM

32'7 - 22 x 14'7 - 9'8

Benefiting from a bay fronted window with patio doors to the Garden, radiator, power points, feature fire surround, wall mounted lighting, windows to the side aspect and a door that leads to:

### KITCHEN/BREAKFAST

10'11 x 10'1

Having a range of wall and base units with work surfaces and breakfast bar, sink with a mixer tap and drainer, integral oven, hob and extractor, wine rack, plumbing for a washing machine, integral fridge/freezer, window to the rear aspect, power points and radiator.

### FIRST FLOOR LANDING

There is a radiator, loft access, power point and doors that leads to:

### PRIMARY BEDROOM

12' from fitted wardrobes x 11'8

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and a dresser. There is also a door that leads to:

### EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, radiator, window to the front aspect, radiator and complimentary tiling.

### BEDROOM

13'2 x 9'8

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

### BEDROOM

10'11 x 10'11

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

### BEDROOM

9'7 x 8' - 5'4

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

### BATHROOM

9'7 x 8' - 5'4

Comprising a low level WC, wash hand basin, bath, window to the rear aspect, radiator and complimentary tiling.

### GARDEN

A mature, well established walled garden with a paved patio that leads onto a mainly laid to lawn garden appreciated by borders home to a variety of shrubs and plants.

### PARKING

Having brick paved off road parking that leads to:



## **GARAGE**

17'6 x 8'2

Benefiting from an up and over door with 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

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**

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.

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



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Viewings strictly by appointment via Judge Estate Agents

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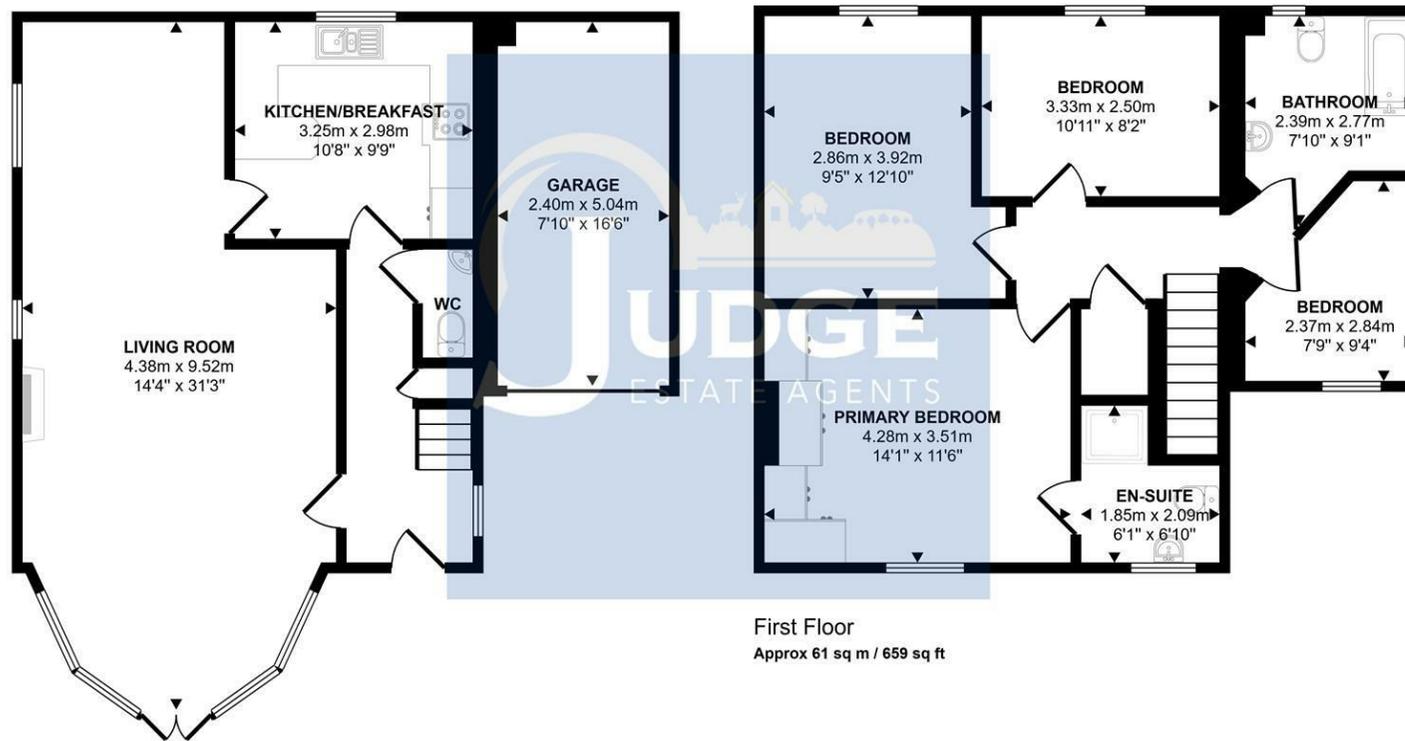
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Approx Gross Internal Area  
128 sq m / 1376 sq ft



Ground Floor  
Approx 67 sq m / 717 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.

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

Energy Efficiency Rating: 65 (Current), 74 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: 65 (Current), 74 (Potential)

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

