



READINGS

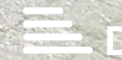
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Station Road

Cropston, Leicester, LE7 7HH

Offers Over £700,000



Station Road

Cropston, Leicester, LE7 7HH

Spacious family home offering in excess of 3,200 sq. ft. on a beautiful 0.48-acre plot.

With no onward chain this property presents a fantastic opportunity for those seeking a competitively priced home on a highly sought-after road—perfect for anyone wanting to add their personal touch.

While the property does require some updating, it holds immense potential. Step inside to find an entrance hall, cloakroom/WC, four reception rooms, breakfast kitchen, utility room. Upstairs, a large landing leads to a balcony with views of the rear garden and fields beyond. The home boasts four double bedrooms, two with en-suites, plus a separate family bathroom.

The house is set back from the road with a front garden, spacious driveway offering ample parking and a double garage. The gated side access opens to an expansive, mature rear garden—a true highlight of the property.

This is an excellent opportunity to create your dream home and an early viewing is highly recommended to ensure you don't miss out!

Property Information

Tenure: Freehold

Local Authority: Charnwood

Council Tax Band: C

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk





Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

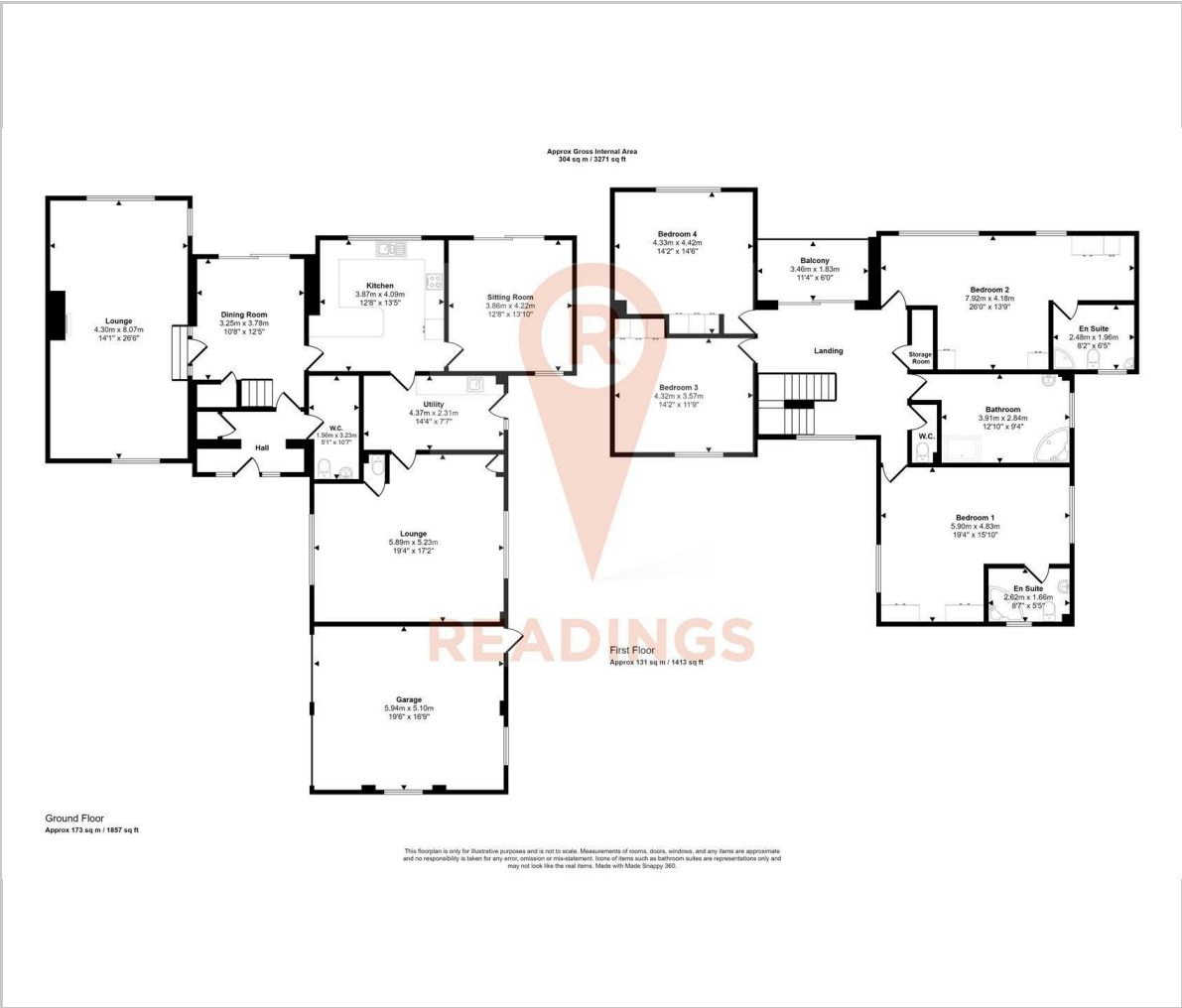
Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

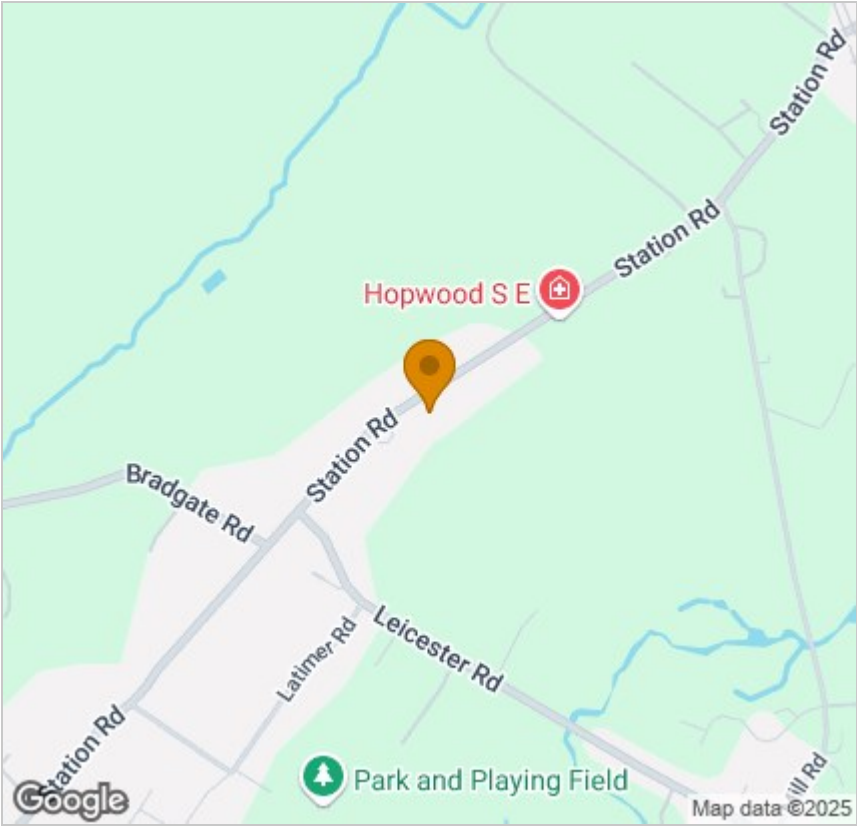
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

