

62 Cropston Road  
Anstey, LE7 7BJ

£197,500





## 62 Cropston Road

Anstey, Leicester, LE7 7BJ

A well maintained Victorian terraced villa in non-estate popular village location, a short walk from shops & well regarded schools. This well presented house benefits from full gas central heating, UPVC double glazing and a superb living-kitchen with integrated appliances. The good sized accommodation includes front facing lounge, spacious fitted living kitchen with oven/hob, fridge, freezer, washing machine & tumble dryer. Upstairs: a landing, 2 bedrooms, bathroom white suite & shower over bath. Street parking. Yard & brick outbuilding to rear. Freehold - no upward chain. Council Tax Band B

### Lounge

17'1" x 11'8" (5.23m x 3.57m)

Hardwood panelled entrance door, UPVC double glazed bay window to front, coving to ceiling, radiator, fitted carpet, electric fire set in marble effect fireplace with wooden surround, cupboard housing gas meter & electric consumer units, stairs to first floor.

### Kitchen-Diner

23'3" x 11'8" (7.10m x 3.57m)

A tremendously spacious room which has been created by opening up the rear reception room and the original kitchen. Single door to side, windows to rear and side, two radiators. Fitted with a modern range of base, drawer & eye level units, work surfaces with tiled surrounds, stainless steel sink unit with mixer taps, breakfast bar, built in electric oven, gas hob. Integrated fridge/freezer. Utility cupboard with provision for washing machine/dishwasher, wall mounted Ideal combi boiler.

### First Floor: Landing

Access to loft, radiator, fitted carpet.

### Bedroom One

11'3" x 11'8" (3.44m x 3.58m)

UPVC double glazed window to front, fitted carpet, radiator, built-in recessed storage cupboard.

### Bedroom Two

11'10" x 8'11" (3.63m x 2.73m)

UPVC double glazed window to rear, fitted carpet, radiator, wall to wall fitted wardrobes with hanging rails and overhead cupboards.

### Bathroom

7'9" x 5'2" (2.37 x 1.60)

UPVC double glazed window, vinyl flooring, radiator, mainly tiled walls, panelled bath with shower over, pedestal wash hand basin, wc.

### Outside

The property has a small forecourt with local stone wall.

To the rear of the property is a paved yard with a brick built outbuildings (11'4 x 8'9) which could be used as storage or converted into a room as a playroom/office, fully fenced boundaries.

Number 60 has the right of access across the rear garden. Likewise there is access for #62 across neighbouring properties.

### Anstey

Anstey is a rapidly growing and popular village with a population of approx 7,000. There is are two well regarded primary schools and Martin High School which is a secondary academy for 11-16 year olds. There are three pubs, a Conservative Club, three churches and a range of shopping facilities centered around The Nook with cafes and delis. Anstey is known as the Gateway to Charnwood Forest and is within easy reach of the ever popular Bradgate Park & Swithland Woods. There is easy access to M1, A46 & A50 main routes. Anstey has historical links with Ned Ludd and a number of the old shoe factories have been converted to apartments. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

### Local Authority & Council Tax Info (Charnwood))

This property falls within Charnwood Borough Council ([www.charnwood.gov.uk](http://www.charnwood.gov.uk)) It has a Council Tax Band of B which means a charge of £1841.69 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

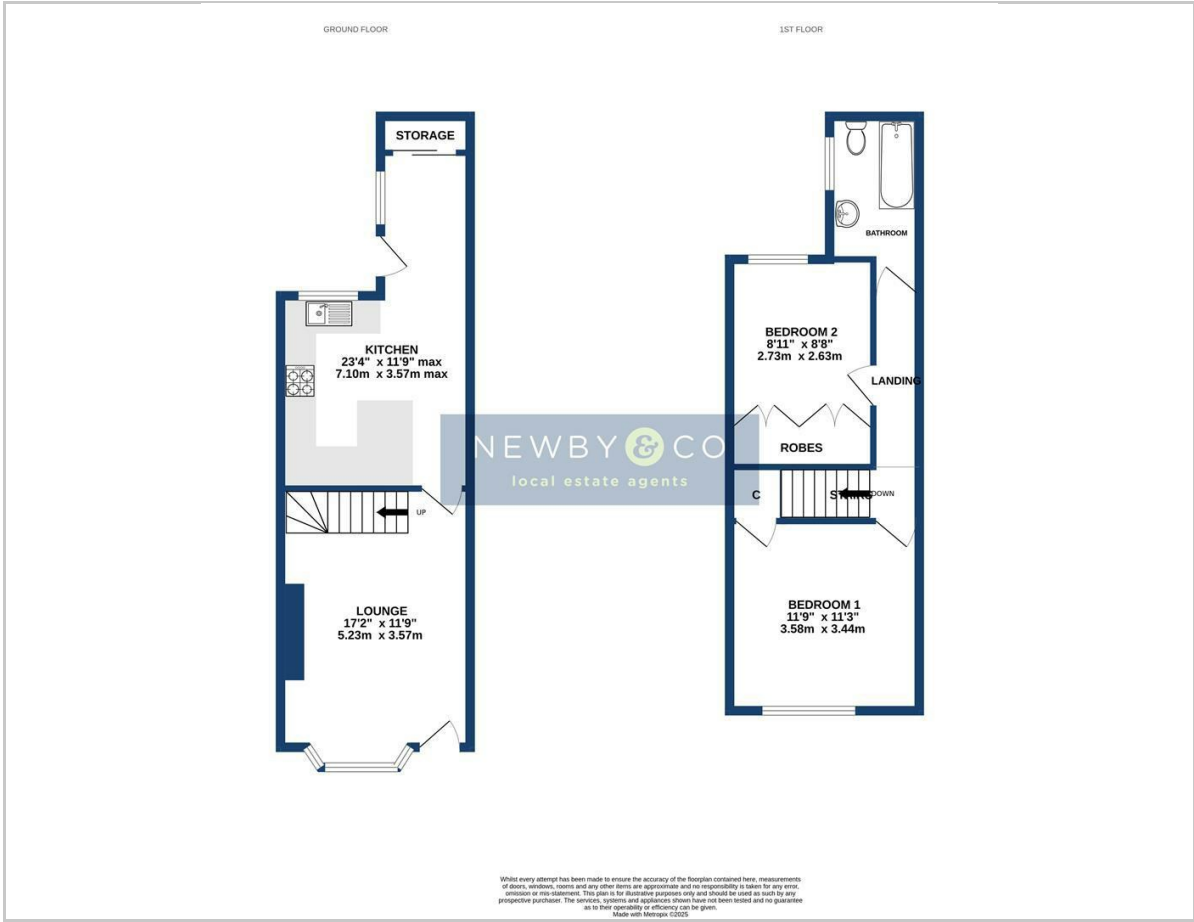
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan



Viewing

Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

