



- TWO BEDROOM DETACHED BUNGALOW
- GOOD SIZED GARAGE
- NEARBY FOR WALKS ALONG RESERVOIR
- SHORT DRIVE TO BRADGATE PARK

- PRIME LOCATION IN VILLAGE
- MATURE AND WELL ESTABLISHED REAR GARDEN
- GREAT LINKS FOR ANSTEY AND ROTHLEY
- COUNCIL TAX BAND - E

**Offers over £356,000**



Located within this highly sought after Charnwood village that offers fantastic links to Cropston Reservoir and Bradgate Park comes offered for sale this two bedroom detached Bungalow. A lovely property that appreciates steps up to the front door where inside benefits an Entrance Hall, Living Room through to Dining Room, Conservatory, Kitchen, Two Bedrooms and a Four Piece Bathroom Suite. There is also a door that lends access to the Garage. To the rear there is a good sized mature and well established garden and from the front there is off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

**ENTRANCE PORCH**

Having a door that leads to:

**ENTRANCE HALL**

With built cupboards and doors that lead to:

**LIVING ROOM**

13'10 x 13'10 (4.22m x 4.22m)

Benefiting from a bow fronted window, radiator, power points, TV point and archway that leads through to:

**DINING ROOM**

10'10 x 10'7 (3.30m x 3.23m)

Having a radiator, power point and sliding door that leads to:

**CONSERVATORY**

20'7 x 9'7 (6.27m x 2.92m)

Benefiting from windows to the rear and side aspects, power points, patio doors to the rear aspect accessing the rear garden, door to the side aspect accessing the rear garden and a door to:

**KITCHEN**

10'6 x 10'1 (3.20m x 3.07m)

There are a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, grill, hob with extractor, radiator, power points and a door to the Entrance Hall.

**BEDROOM**

13'11 x 10'6 maximum (4.24m x 3.20m maximum)

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

**BEDROOM**

10'6 x 8'10 maximum (3.20m x 2.69m maximum)

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

**BATHROOM**

8'3 x 7'11 (2.51m x 2.41m)

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Window to the front aspect and a Radiator.





#### REAR GARDEN

A beautiful and well established garden with patio that leads to a mainly laid to lawn area with borders home to a variety of shrubs, plants and trees as well as raised pebbled areas.

#### PARKING

From the front there is off road parking that leads towards:

#### GARAGE

17'2 x 14'5 (5.23m x 4.39m)

Benefiting from an electric up and over door, power and lighting, window to the side aspect and steps leading up to the Entrance Hall,

#### CROPSTON VILLAGE

Cropston lies on the edge of Bradgate Park in the sought-after Charnwood Forest area. Popular for ease of access to the A46\M1\M69\M42 major road network. The adjoining Charnwood Forest offers scenic countryside, golf courses & access to Bradgate Park, Cropston & Swithland Reservoirs plus Beacon Hill. The combined villages of Cropston, Rothley

& Anstey offer a fine range of local amenities including shops, schooling & a variety of recreational amenities, as well as regular bus services to both Leicester & 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

Every care has been taken to reflect the true dimensions of

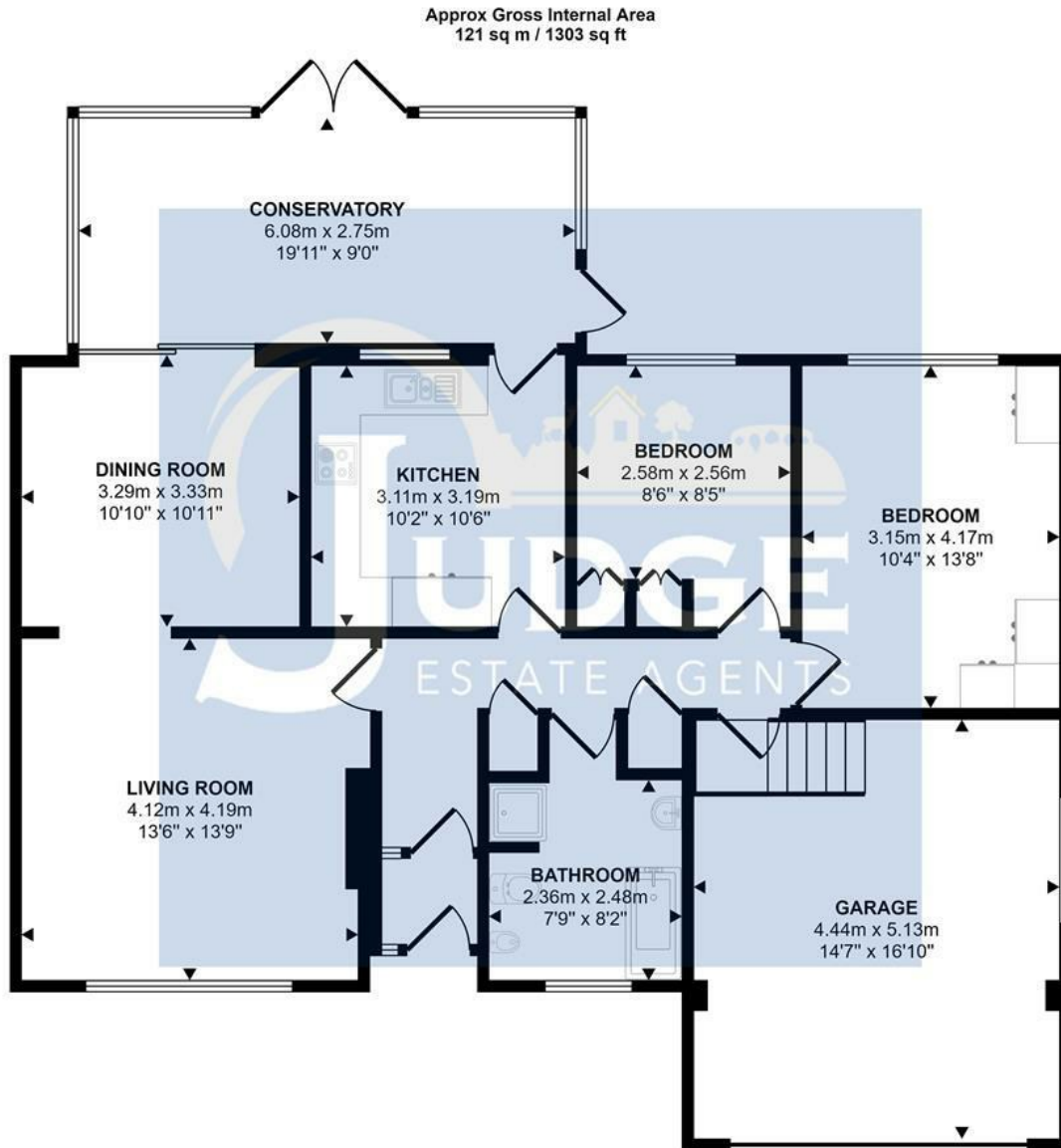
this property but they should be treated as approximate and for general guidance only.

#### 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 cooperation 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





### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>71</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

