

- EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE
- GARAGE
- STUNNING REAR GARDEN
- CLOSE TO BRADGATE PARK
- FOUR PIECE BATHROOM SUITE
- OFF ROAD PARKING
- EN-SUITE TO PRIMARY BEDROOM
- DESIRABLE VILLAGE LOCATION
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - C

Price guide £475,000

<https://www.judgeestateagents.co.uk>



Situated in a highly desirable and sought after position within the Charnwood village of Cropston comes offered for sale this impressively extended four bedroom semi-detached house. This ideal family home is set in the heart of the village that boasts proximity to Cropston Reservoir, Bradgate Park, two pubs, cricket pitch, accessibility to the Loughborough Endowed Schools and superb road access to Leicester, Loughborough and Birmingham. Briefly this lovely property benefits from an Entrance Hall, WC, Living Room, Kitchen/Dining Room through to Lounge, Utility, First Floor Landing, Four Bedrooms, Four Piece Bathroom Suite as well as an En-Suite to the Primary Bedroom. Outside there is an eye-catching and established garden and from the front there is a quaint garden as well as off road parking and a garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE HALL

There is an under stairs cupboard, cupboard, radiator, power points, stairs leading up to the first floor landing and doors that lead to:

#### WC

Comprising a low level WC, wash hand basin, heated towel rail, radiator and a window to the front aspect.

#### LIVING ROOM

26'8 x 11'11 - 9'4 (8.13m x 3.63m - 2.84m)  
Benefiting from a window to the front aspect, radiator, power points, log burner, patio doors to the rear aspect and door that leads to:

#### LOUNGE

18'10 x 11'7 - 6'11 (5.74m x 3.53m - 2.11m)  
There are windows and patio doors to the rear aspect, power points and access open through to:

#### KITCHEN/DINING

16'4 x 14'1 (4.98m x 4.29m)  
There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, radiator, power points, radiator, window and door to the rear aspect, door leading back to the entrance hall and a door that leads to:

#### UTILITY

8' x 4'10 (2.44m x 1.47m)  
Having wall and base units with work surface, sink with a mixer tap, window to the front aspect, door to the side aspect, power points and radiator.

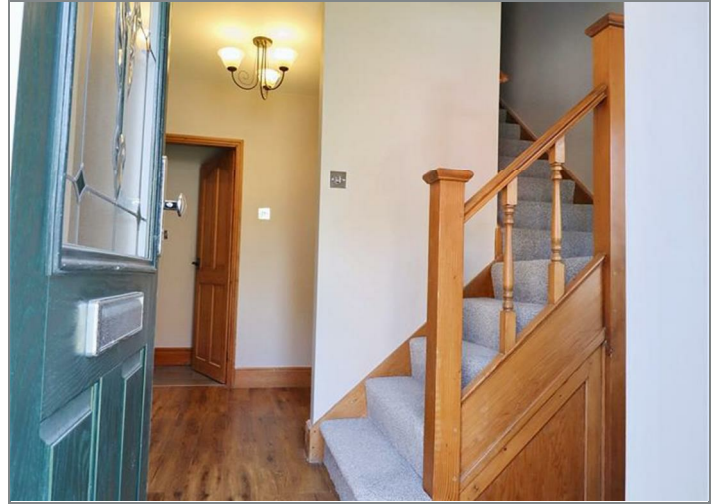
#### FIRST FLOOR LANDING

With doors that lead to:

#### PRIMARY BEDROOM

14'7 x 11'8 (4.45m x 3.56m)  
Benefiting from two windows to the rear aspect, radiator, power points, walk in wardrobe with a window to the front aspect, radiator and power point. There is a door that leads to:





#### BED-SUITE

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

#### BEDROOM

11'3 x 11'11 - 10'9 (3.43m x 3.63m - 3.28m)

Having a window to the front aspect, radiator, power points, feature fire surround and a built in cupboard.

#### BEDROOM

10' - 7'10 x 9'3 (3.05m - 2.39m x 2.82m)

Benefiting from a window to the rear aspect, radiator, power points and fitted wardrobes.

#### BEDROOM

11'3 x 7'1 (3.43m x 2.16m)

Having a window to the front aspect, radiator, power points and a built in cupboard.

#### BATHROOM

Comprising a low level WC, wash hand basin, walk in shower, bath, window to the rear aspect, heated towel rail, radiator and complimentary tiling.

#### REAR GARDEN

This stunning rear garden has been tastefully landscaped that enjoys a patio with custom made pond that has a viewing window and water feature, there are steps down to the mainly laid to lawn garden which is surrounded by a number of well-established, plants, shrubs and trees as well as a decked seating area as well as an area for a kitchen garden with a greenhouse and shed.

#### FRONT GARDEN

A quaint front garden with a laid to lawn area as well as established plants.

#### PARKING

There is ample brick paved off road parking that leads to:

#### GARAGE

Benefiting from an up and over door and a door to the side aspect.

#### CROPSTON VILLAGE

Cropston is situated in the heart of Charnwood Forest on

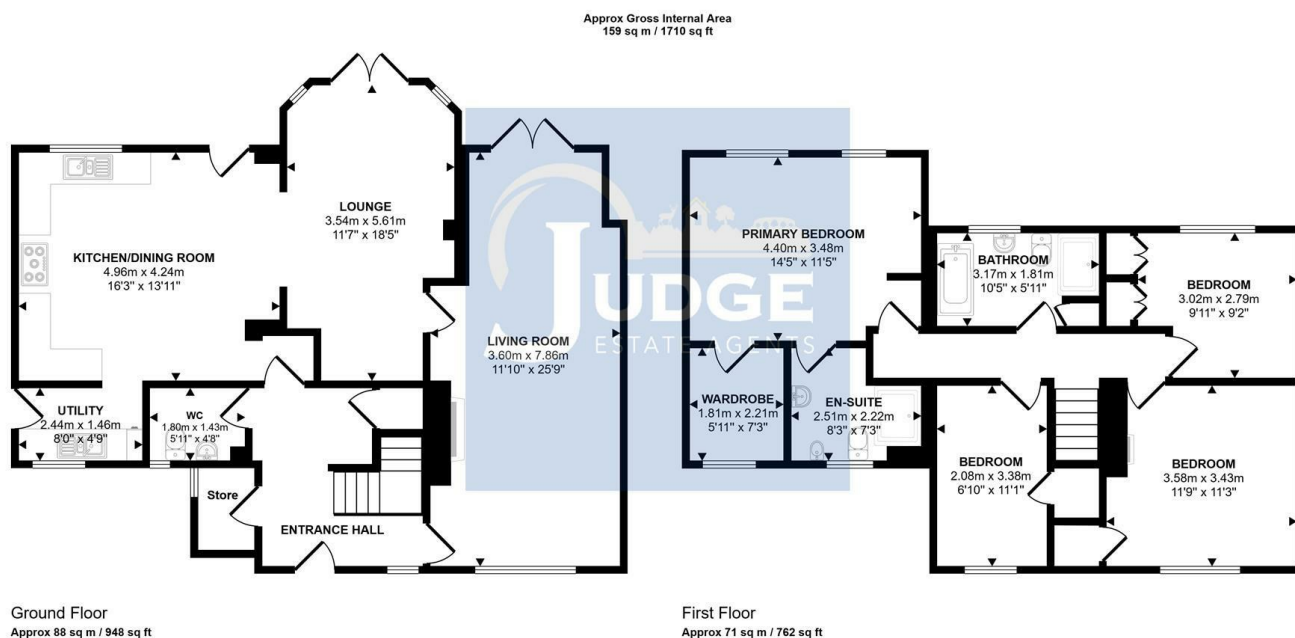
the very edge of Bradgate Park and is particularly well known for Cropston Reservoir where one can gain access to the whole of the Bradgate Park area. Local shopping and schooling facilities are available at nearby Rothley and Anstey, the village is particularly convenient for the Loughborough Schools 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





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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC