



12 CAUSEWAY LANE, CROPSTON, LEICESTER,
LE7 7GD

PRICE GUIDE £475,000

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£475,000 FREEHOLD



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

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

There are windows and patio doors to the rear aspect, power points and access open through to:

KITCHEN/DINING

16'4 x 14'1

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

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

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:

EN-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

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

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

BEDROOM

11'3 x 7'1

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
- 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 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 VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Viewings strictly by
appointment via Judge
Estate Agents

Contact

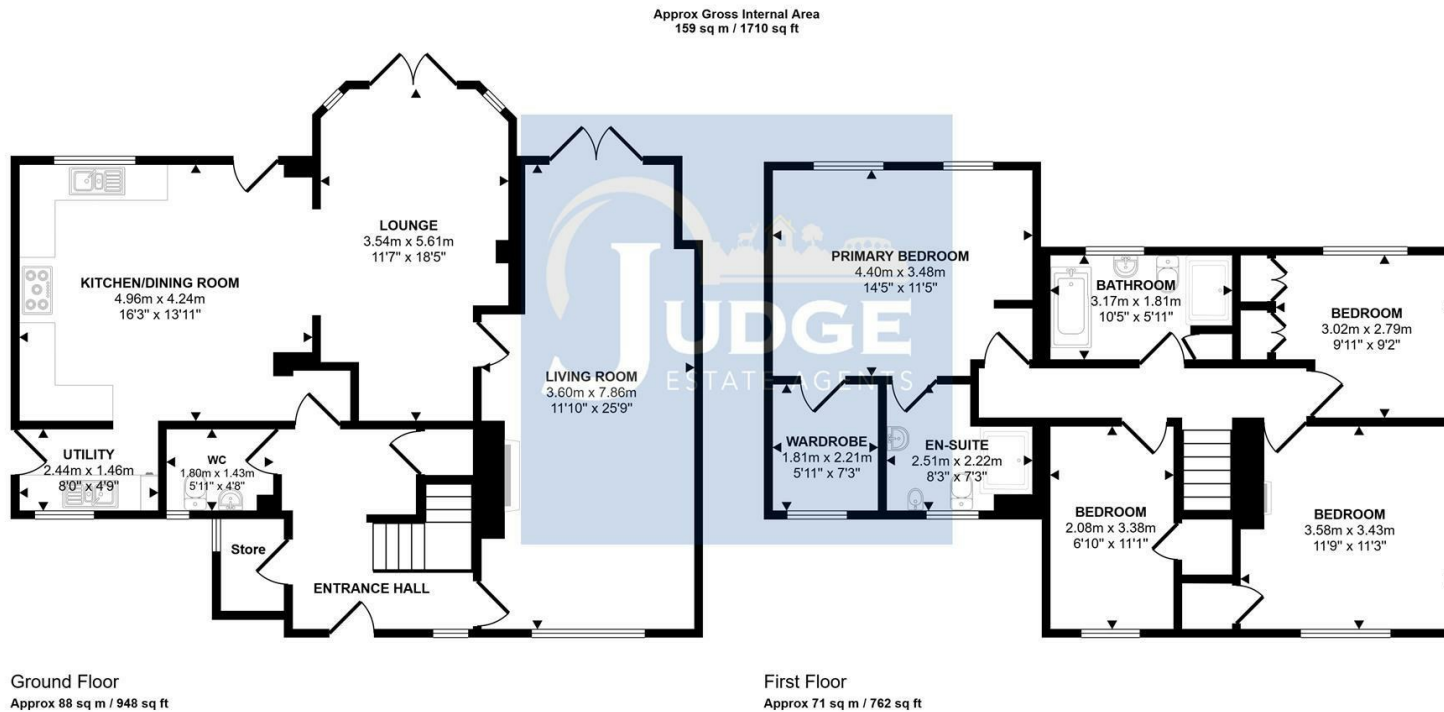
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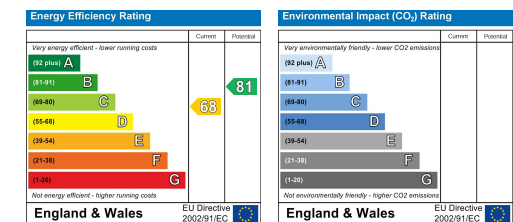
Office Hours
Monday - Friday 9am-5pm
Saturday - 10am - 2pm

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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.



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

