



10 LATIMER ROAD, CROPSTON, LE7 7GN

ASKING PRICE  
£395,000



# 10 LATIMER ROAD, CROPSTON, LE7 7GN

## £395,000 FREEHOLD



### ENTRANCE PORCH

There is a door that leads to:

### ENTRANCE HALL

Having stairs leading up to the first floor landing, power point, radiator and doors that leads to:

### WC

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

### LOUNGE/DINING ROOM

19'7 x 14'2 - 11'

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and sliding doors to:

### SUN ROOM

15'10 x 10'11

There are windows to the side aspect, radiator, power points and patio doors to the rear aspect.

### KITCHEN

12'4 x 9'

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral oven and hob, plumbing for a washing machine, window to the rear aspect, power points and a door that leads to:

### SIDE PORCH

There are doors to both the front and rear aspect.

### FIRST FLOOR LANDING

With a window to the front aspect, loft access and doors that lead to:

### BEDROOM

11'1 x 10'2

Benefiting from a window to the front aspect, radiator and power points.

### BEDROOM

12'1 x 9'3

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

### BEDROOM

12'7 x 9'2

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

### BATHROOM

Comprising a low level WC, wash hand basin, bath, radiator, complimentary tiling and windows to the side and front aspects.

### SHOWER

There is a door giving access to a walk in shower, complimentary tiling and a window to the side aspect.

### REAR GARDEN

A mature and well established garden with a patio that has steps leading down to a mainly laid to lawn garden with borders home to a number of shrubs and plants. There is a shed to the side of the property.





## PARKING

From the front there is off road parking that leads to the integral garage as well as an up and over door that leads to the side of the property.

## GARAGE

18'5 x 8'4

Having an up and over door.

## 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 & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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

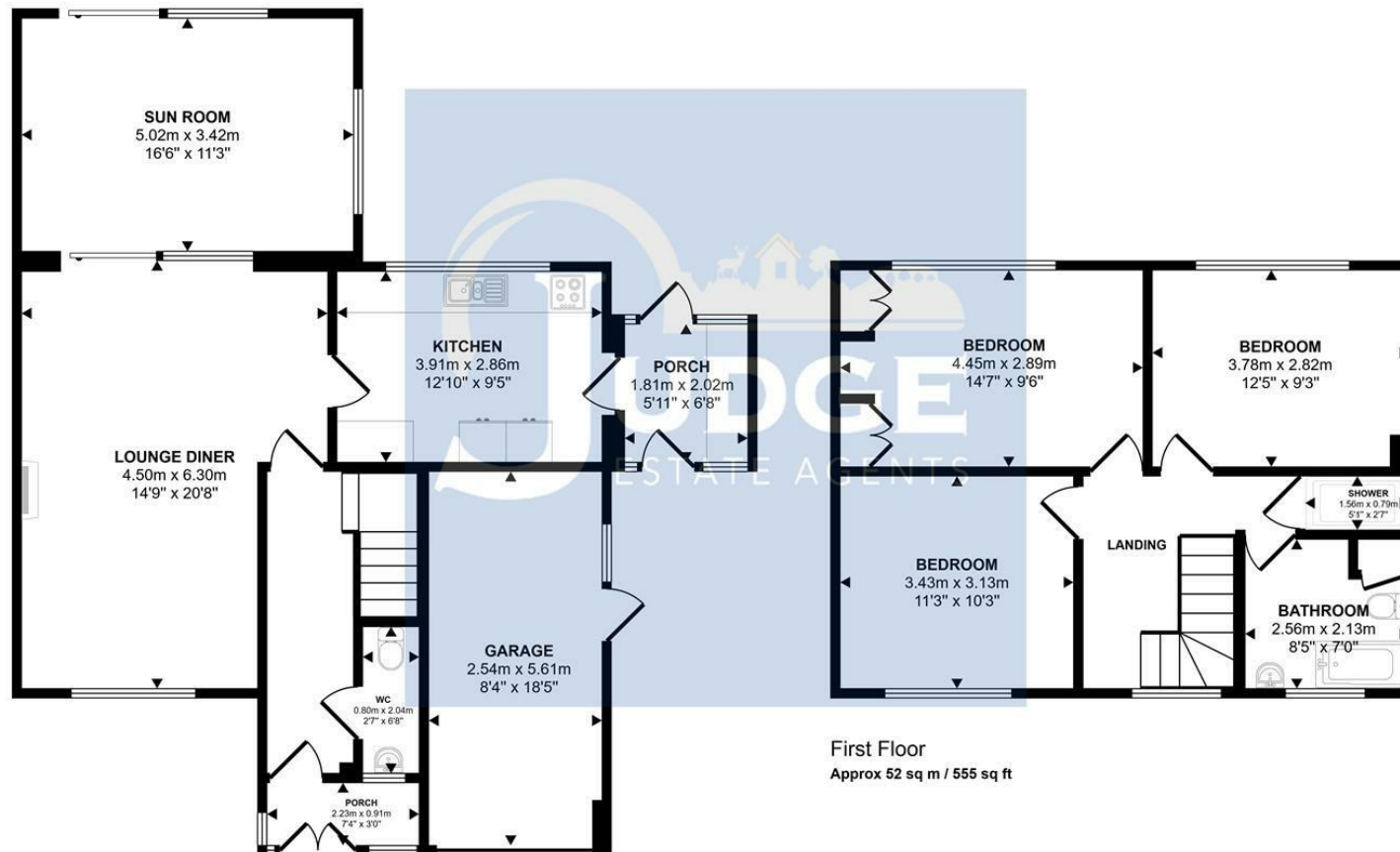
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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.

Approx Gross Internal Area  
140 sq m / 1502 sq ft



**Ground Floor**  
Approx 88 sq m / 946 sq ft

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.

Viewings strictly by  
appointment via Judge  
Estate Agents

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

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

