



- THREE/FOUR BEDROOM HOUSE
- EN-SUITE TO PRIMARY BEDROOM
- OFF ROAD PARKING & GARAGE
- CLOSE TO CROPSTON RESERVOIR

- GROUND FLOOR WC
- BEAUTIFUL AND WELL ESTABLISHED GARDEN
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND - E

Offers in the region of £430,000

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



A fantastic three/four bedroom house that is situated at the head of this impressive small development. This lovely home boasts some impressive features and benefits from an Entrance Hall, WC, Living Room, Kitchen/Breakfast, First Floor Landing, Primary Bedroom with an En-Suite, Two further Bedrooms, Bathroom and an optional fourth Bedroom or a great room for a Study. There is a mature and well established garden as well as brick paved Off Road Parking that leads to the Integral Garage.

ENTRANCE HALL

There is a window to the side aspect, radiator, power points, under stairs cupboard, stairs leading to the first floor landing and doors that leads to:

WC

Comprising a low level WC, wash hand basin, radiator, complimentary tiling and an extractor.

LIVING ROOM

32'7 - 22 x 14'7 - 9'8 (9.93m - 6.71m x 4.45m - 2.95m)
Benefiting from a bay fronted window with patio doors to the Garden, radiator, power points, feature fire surround, wall mounted lighting, windows to the side aspect and a door that leads to:

KITCHEN/BREAKFAST

10'11 x 10'1 (3.33m x 3.07m)
Having a range of wall and base units with work surfaces and breakfast bar, sink with a mixer tap and drainer, integral oven, hob and extractor, wine rack, plumbing for a washing machine, integral fridge/freezer, window to the rear aspect, power points and radiator.

FIRST FLOOR LANDING

There is a radiator, loft access, power point and doors that leads to:

PRIMARY BEDROOM

12' from fitted wardrobes x 11'8 (3.66m from fitted wardrobes x 3.56m)

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and a dresser. There is also a door that leads to:

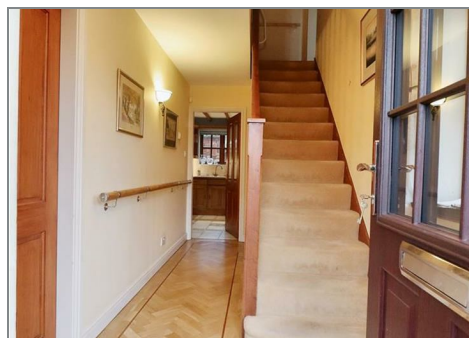
EN-SUITE

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

BEDROOM

13'2 x 9'8 (4.01m x 2.95m)

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





BEDROOM

10'11 x 10'11 (3.33m x 3.33m)

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

BEDROOM

9'7 x 8' - 5'4 (2.92m x 2.44m - 1.63m)

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

BATHROOM

9'7 x 8' - 5'4 (2.92m x 2.44m - 1.63m)

Comprising a low level WC, wash hand basin, bath, window to the rear aspect, radiator and complimentary tiling.

GARDEN

A mature, well established walled garden with a paved patio that leads onto a mainly laid to lawn garden appreciated by borders home to a variety of shrubs and plants.

PARKING

Having brick paved off road parking that leads to:

GARAGE

17'6 x 8'2 (5.33m x 2.49m)

Benefiting from an up and over door with the facilities of both power and lighting.

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

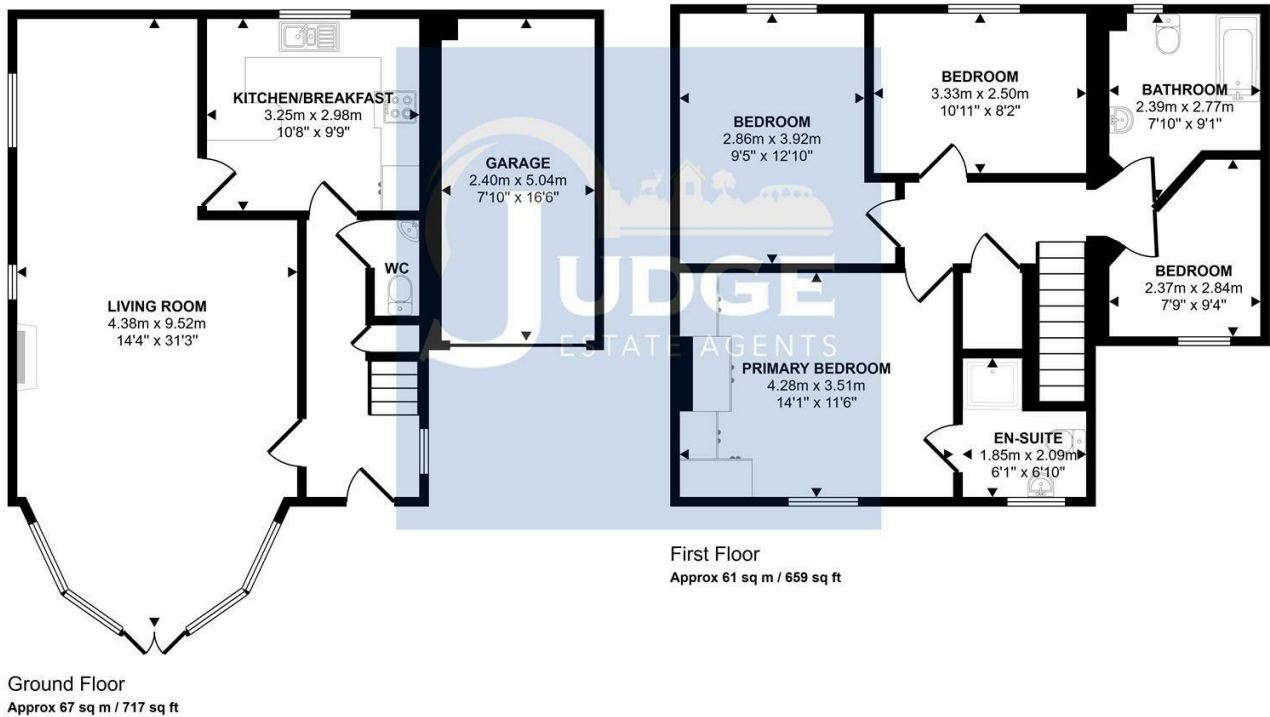
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

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.



Approx Gross Internal Area
128 sq m / 1376 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.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	