



Cropston Road
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- Attractive grade II listed conversion
- Small private development
- Integrated Kitchen dining room
- Two further reception rooms
- Three spacious bedrooms and study first floor
- Family bathroom, en-suite
- No upward chain
- Gardens, garaging and parking
- 148.3 square metres - 1596.6 square feet

General Description

An attractive grade II listed barn conversion nestled away from the main road, on a small private development in this highly regarded Charnwood village. Enjoying the modern benefits of a conversion, yet maintaining many original features including its Swithland slate roof.

Accommodation

Entrance hall, cloakroom, living room, dining room, kitchen dining room, three bedrooms, study (which could also serve as a bedroom), main bedroom en-suite, family bathroom

The property is part of an exclusive private road development with a gated block paved driveway to an oversized garage. Gated access to the front block-paved garden with parking, lighting and outside power sockets. To the rear, is a private tiered cottage garden with patio and steps leading to the top gravelled garden with planting.



Location

A desirable Leicestershire village, nestled within the Charnwood Forest. Located between Leicester and Loughborough on the edge of Bradgate Park, the adjoining countryside offers scenic walks and countless beauty spots including Cropston Reservoir, Swithland Woods and Beacon Hill. The village has two pub/restaurants with further amenities available at neighbouring Rothley and Anstey. A bus to the Loughborough Endowed Schools picks up from Station Road and Ratcliffe College (6.2 miles) is also within easy reach. Ideal for the commuter, there are excellent rail links to London St Pancras from both Loughborough and Leicester and the East Midlands Airport is close by.

Agents Note

Beautiful property in a prime sought-after location.

Viewing

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold. EPC exempt.

Services

Mains , electricity, water and drainage are connected and gas fired central heating.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leicester, LE11 2TU (Tel: 01509 263151) Council Tax Band F.

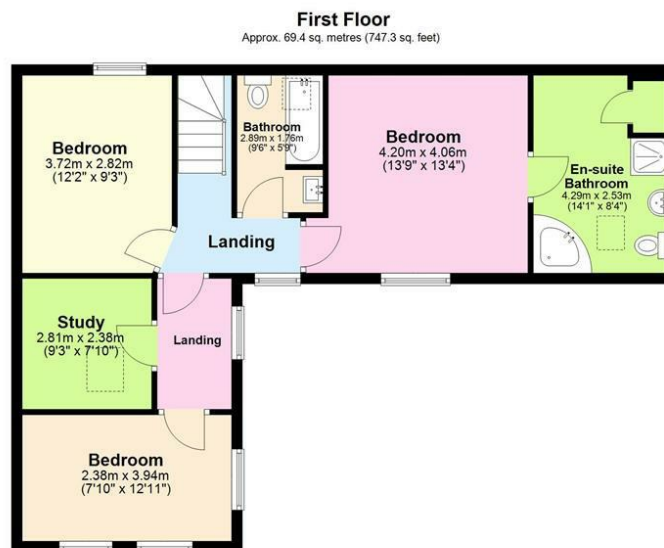
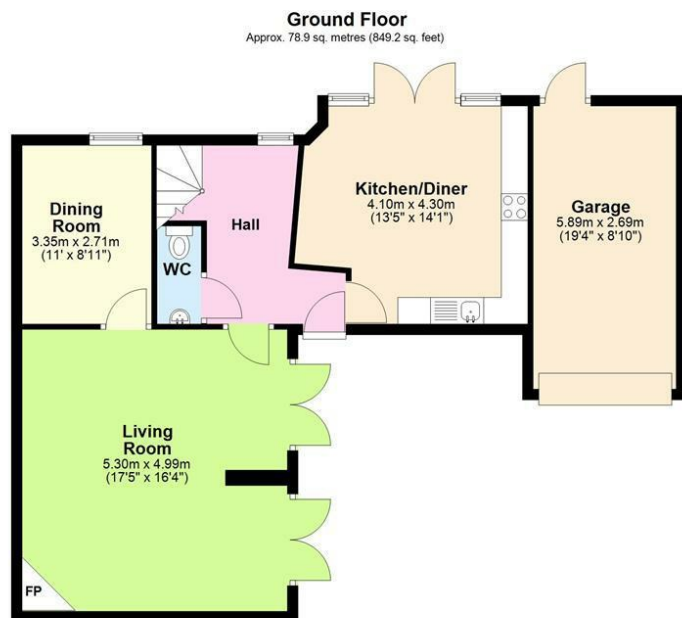
Measurements

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.

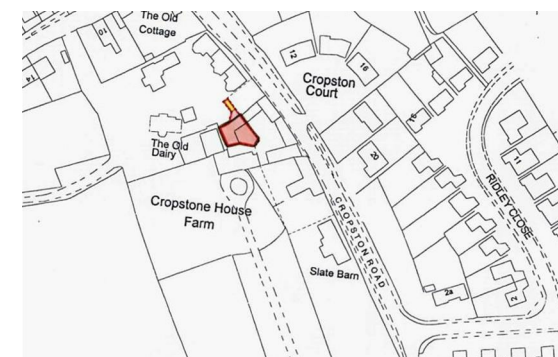
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.





Total area: approx. 148.3 sq. metres (1596.6 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place

Melton Mowbray

LE13 1XD

Telephone Sales: 01664 896332

Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.