

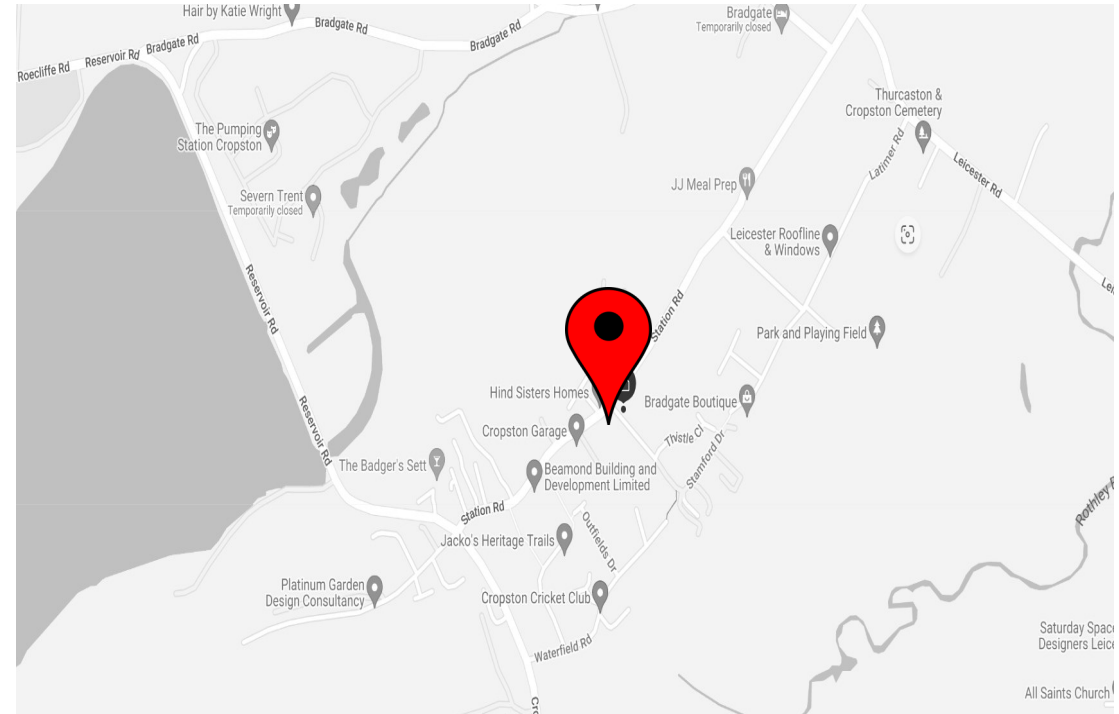


# Cropston Village

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 Endowed Schools at Loughborough, 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.



# Station Road | Cropston

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Welcome to Langland, a stunning extended, 1930's arts and crafts design detached family home on a generous plot, set in the exclusive village of Cropston. A thoughtfully extended home with over 2500 sq. ft of versatile accommodation that has been carefully upgraded to a high specification. The beautiful interior is a blend of a traditional and modern theme.

- Prestigious, four bedroomed detached family home with high specification finish
- Four bedrooms over two floors all with the benefit of Ensuite facilities
- Stunning living room, open fire with beautiful, glazed doors to the original loggia
- Alexander Lewis oak kitchen that opens onto a dining area with bi-fold doors that offer access to the rear garden/patio area
- Music/snug room off the living room and separate dining room/reception room
- Established, mature private rear garden with several seating areas, ideal for entertaining
- Exceptional local schooling options including Loughborough Endowed schools and Ratcliffe college.





  
**CREIGHTONS**  
ESTATE AGENTS



## GROUND FLOOR

The property is entered into via a welcoming, entrance hallway which provides access to the ground floor accommodation. The impressive dining kitchen has been fitted with a range of Alexander Lewis oak kitchen units. With a central island this stylish room includes, range cooker, integrated fridge/freezer, Miele coffee machine, combination oven/microwave with warming drawer, washing machine and dishwasher. There is ample dining space for entertaining and a beautifully fitted bespoke dresser and integrated wine cooler and bi-fold doors open onto the patio area.

There are two stylishly set out reception rooms which offer a flexible living space. The living room itself is generous in size with a cosy feel, log burner and feature fireplace. There is a separate snug/music area ideal for relaxing that offers access to a further first floor bedroom. There is also a ground floor bedroom with window overlooking the front of the home and large Ensuite shower room stylishly finished with Travertine tiles.



## FIRST FLOOR

A staircase ascends from the ground floor to the first-floor landing. The principal bedroom suite has a fitted wardrobe and stylish Ensuite shower room. There is a further bedroom and bathroom off the main landing. Bedroom four is accessed via the snug area off the living room with its on private staircase you will find a generous double room with storage space/walk in wardrobe for clothing and a separate Ensuite bathroom, ideal to be used as a guest room or teenage suite.

## OUTSIDE

The property is set back from the main road with a private driveway offering parking for several vehicles, which leads to a double garage. The garage has plumbing for further utilities. Fully landscaped, the rear garden is mainly laid to lawn. The patio area has been extended to provide various seating areas.



# Station Road | Cropston | Leicestershire



Bedroom three  
( above garage )  
Floor area 29.8  
m<sup>2</sup> (321 sq.ft.)

Ground Floor  
Floor area 131.8 m<sup>2</sup> (1,419 sq.ft.)

First Floor  
Floor area 71.9 m<sup>2</sup> (774 sq.ft.)

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council

Council tax band E

## EPC RATING

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

### DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

FIND OUT MORE ABOUT  
THIS PROPERTY



