



Station Road | Cropston

A beautiful extended semi-detached family home set in the heart of Cropston Village, one of Charnwoods most desirable locations. This extended period family enjoys a generous established rear garden with off road parking.

- Deceptively spacious period semi-detached home set over three floors with off road parking
- Beautifully presented throughout with exceptional established rear garden
- Original features throughout capturing the period charm of the home built in 1900
- Two reception rooms with feature fireplaces and separate dining kitchen
- Two double bedrooms and family bathroom on the first floor
- The top floor houses a further double bedroom
- Incredible established rear garden which is generous in size with various seating areas and vegetable patch

LOCATION

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, The Beacon and the Outwoods and is well known for its variety of unspoilt villages and countryside. Golf is at the nearby Rothley Park Golf Club.







GROUND FLOOR

The property is entered into via a welcoming hallway that leads into all ground floor accommodation. There is a beautiful feature bay window overlooking the front of the property, with some original features and an open fire with feature fireplace. To the rear of the home is a further reception room. Currently used as an additional sitting room but could easily be used for formal dining. With a feature fireplace and built in storage cupboard with useful display shelving and double doors that open on to the patio area. The extended dining kitchen sits to the rear of the home with ample space for dining that opens on to the kitchen area. The beautifully fitted kitchen has a range of units with complimentary worktops and attractive tiling splashback. There is a built-in oven, gas hob and extractor fan with space for a dishwasher and washing machine. There is a door offering access to the garden.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the large principal bedroom overlooking the front of the home with newly built in wardrobes. There is a further double bedroom overlooking the rear of the home. The family bathroom is generous in size and fitted with a white suite with separate shower cubicle, bath, pedestal wash hand basin and w.c with attractive panelling and tiling. The staircase continues to provide access to the top floor which has a further double bedroom.

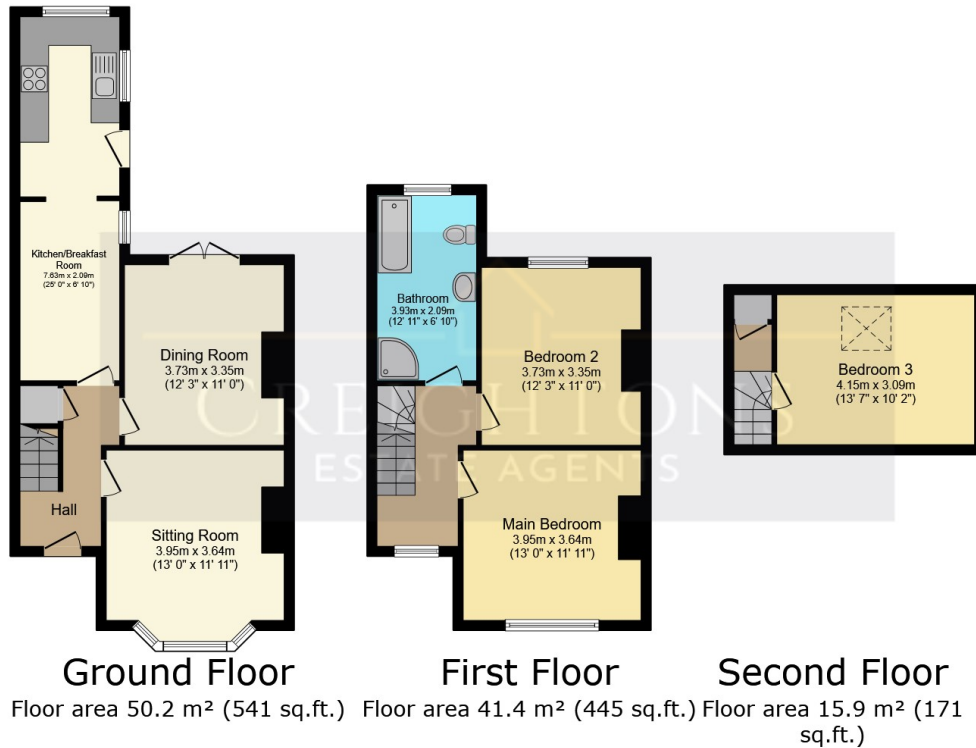


OUTSIDE

The property has a gated side entrance with access to the rear garden and off-road parking to the front. The landscaped rear garden is a real feature of the home and very generous in size. It comprises several seating areas with a cottage courtyard feel. Being mainly laid to lawn with mature trees and shrubs with further vegetable patch at the bottom of the garden with pond and space for a greenhouse and sheds.



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TOTAL: 107.5 m² (1,157 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |





