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Station Road | Cropston

Welcome to this beautifully presented 1920's, double fronted detached family home, set in the exclusive village of Cropston. A thoughtfully extended home with a stylish open plan living, dining family kitchen located to the rear of the home with doors that open onto the rear garden. There are also two further reception rooms and utility space.

- Double fronted, character four bedroomed detached family home
- Extended, beautifully fitted open plan living, dining kitchen with utility space
- Two further generously proportioned reception rooms
- Four bedrooms to the first floor and family bathroom
- Established, mature private rear garden with several seating areas, ideal for entertaining and orchard. Driveway to the front of the home and garaging to the rear
- Exceptional local schooling options including Loughborough Endowed schools and Ratcliffe college

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, entrance hallway which provides access to the ground floor accommodation. The impressive living, dining kitchen has been stylishly refitted with a range of shaker style fitted cupboards with complimentary quartz worktops and glass splash back. Fitted appliances include an integrated fridge/freezer, dishwasher and space for a range cooker. There is ample space for dining and a snug area with two sets of doors that opens onto the patio areas. The utility room is fitted with built in storage and provides space for a washing machine with handy service door to the side aspect. There are two reception rooms that are located to the front of the home both with bay windows and feature fireplaces. There is also a ground floor w.c.

FIRST FLOOR

A staircase ascends from the ground floor to the first-floor landing. The principal bedroom has a cast iron fireplace and area that can be used as an En-suite. (The current ensuite facilities are not in use.) There are three further generous bedrooms and a family bathroom.



OUTSIDE

The property is set back from the main road with a private driveway offering parking for several vehicles. The rear garden is well established with patio areas and small orchard. There is a spacious single garage with power and lighting.



Station Road | Cropston | Leicestershire



Total area: approx. 124.2 sq. metres (1336.7 sq. feet)
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.
Plan produced using PlanUp.

55 Station Road, Cropston

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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





