



Station Road | Cropston

Creightons Estate Agents are pleased to present this traditional, extended detached family residence, located in the highly sought-after village of Cropston.

This distinguished home has been thoughtfully extended, offering a well-proportioned living space across two levels. The ample selection of reception rooms and bedrooms renders this property an exceptional choice for families.

- Elegantly presented, detached traditional extended residence located in the highly sought-after village of Cropston.
- Spacious primary bedroom approximately 21' featuring doors that open onto a balcony with picturesque views of the rear garden.
- Two distinct reception rooms, complete with a multi-fuel burner in the dining area.
- Further extended kitchen that seamlessly connects to a snug and conservatory, offering delightful views over the garden.
- Landscaped, private rear gardens featuring a beautiful patio area ideal for alfresco dining.
- Driveway providing off-road parking for several vehicles leading to a garage.

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

Upon entering the property, one is greeted by a welcoming, bright, and airy entrance hallway, which establishes the high standard of finish throughout the residence. To the right, the generously proportioned lounge provides a comfortable and stylish living area, featuring a bay window. Internal doors lead to the dining room, which is equipped with a multi-fuel burner and offers access to the extended kitchen area and snug. Additionally, there is the advantage of a conservatory that presents views of the exquisite rear garden. The utility room is spacious and includes a service door leading to the rear garden, as well as access to the garage.

FIRST FLOOR

The first-floor features three spacious double bedrooms, with the primary bedroom situated at the rear of the residence. This remarkable room spans over 21 feet and includes the added luxury of a balcony that provides expansive views. Additionally, there is an ensuite bathroom. The floor also comprises two more double bedrooms and a single bedroom. The recently renovated family shower room is elegantly designed and includes a shower, wash hand basin, and water closet.

OUTSIDE

To the rear of the property, you will discover a spacious garden, meticulously designed for both relaxation and functionality. The elegant patio provides an ideal setting for outdoor dining or entertaining, seamlessly transitioning to a vast lawn area adorned with mature hedging. Additionally, there is a designated space at the bottom of the garden suitable for storage sheds and composting.





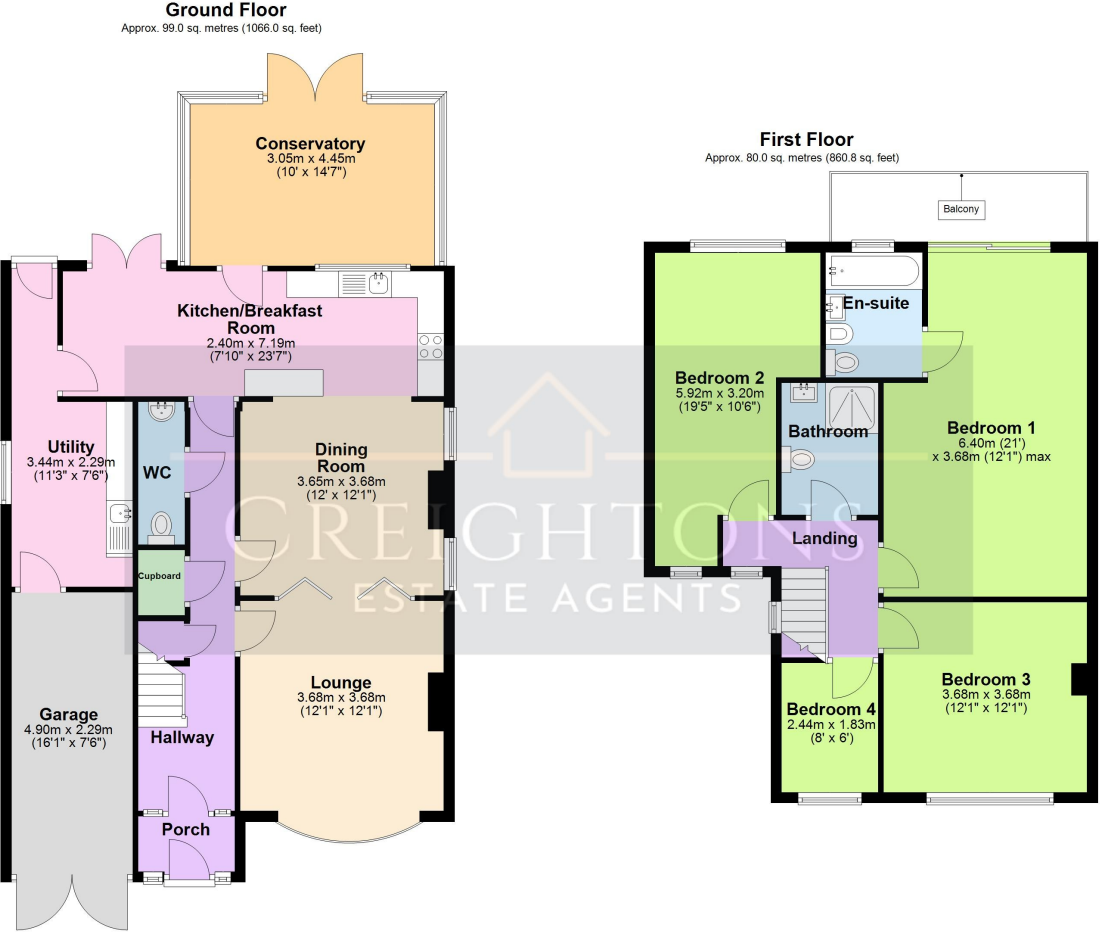
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



Total area: approx. 179.0 sq. metres (1926.9 sq. feet)

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.

45 Station Road, Cropston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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 found at the property in respect of flooring, wall coverings or fixtures and fittings.





