



Latimer Road | Cropston

Creightons Estate Agents are pleased to present an exceptional opportunity to acquire a well-established detached family residence located in the highly sought-after village of Cropston. Situated on a substantial plot of approximately 0.27 acres, this property offers potential for further extension and improvement, subject to planning permissions. An internal viewing is strongly recommended to fully appreciate the spaciousness and versatility of the accommodation on offer.

- Detached family home on a generous plot in the highly desirable village of Cropston
- Set on a plot of approximately 0.27 of an acre, offering further potential for extension and improvement
- Two generously proportioned reception rooms with further breakfast kitchen and study
- Four bedrooms to the first floor and family bathroom
- Stunning, established, mature private rear garden backing onto open fields
- Generous driveway to the front of the home with two separate single garages and ample parking for several vehicles
- Exceptional local schooling options including Loughborough Endowed schools and Ratcliffe college

LOCATION

Cropston is nestled within the scenic Charnwood Forest, bordering the renowned Bradgate Park. The village is particularly famous for Cropston Reservoir, which provides access to the extensive Bradgate Park area, ideal for outdoor activities and leisure pursuits. Local amenities, including shopping and educational facilities, are conveniently available in nearby Rothley and Anstey. The village's strategic location offers easy access to the Endowed Schools in Loughborough, Leicester city, and the M1 motorway via Markfield. The surrounding Charnwood Forest region is renowned for its natural beauty, offering numerous country walks and outdoor pursuits, including visits to Old John, The Beacon, and The Outwoods. The area is also characterised by its charming, unspoiled villages and countryside. For golf enthusiasts, Rothley and Lingdale golf clubs are both within close proximity.







GROUND FLOOR

Access to the property is gained through a welcoming entrance porch, leading into a spacious hallway that provides entry to the ground floor accommodation, a WC, and understairs storage. The bright and airy living room is positioned at the front of the house, featuring a fireplace and internal doors that connect to the dining area. The dining room benefits from patio doors opening onto the garden and patio area, creating an ideal space for entertaining. Adjacent to the dining room is a versatile room currently used as a study. The breakfast kitchen, located at the rear of the property, overlooks the garden and offers scenic field views. It is equipped with a comprehensive range of units, worktops, and tiled splashbacks, and includes space for appliances such as a washing machine, cooker, and fridge/freezer. The kitchen also features a convenient

FIRST FLOOR

Stairs from the ground floor leads to a galleried landing on the first floor. The principal bedroom is generously proportioned and includes a large storage cupboard. There are three additional spacious bedrooms and a family bathroom, providing ample accommodation for a growing family or guests.

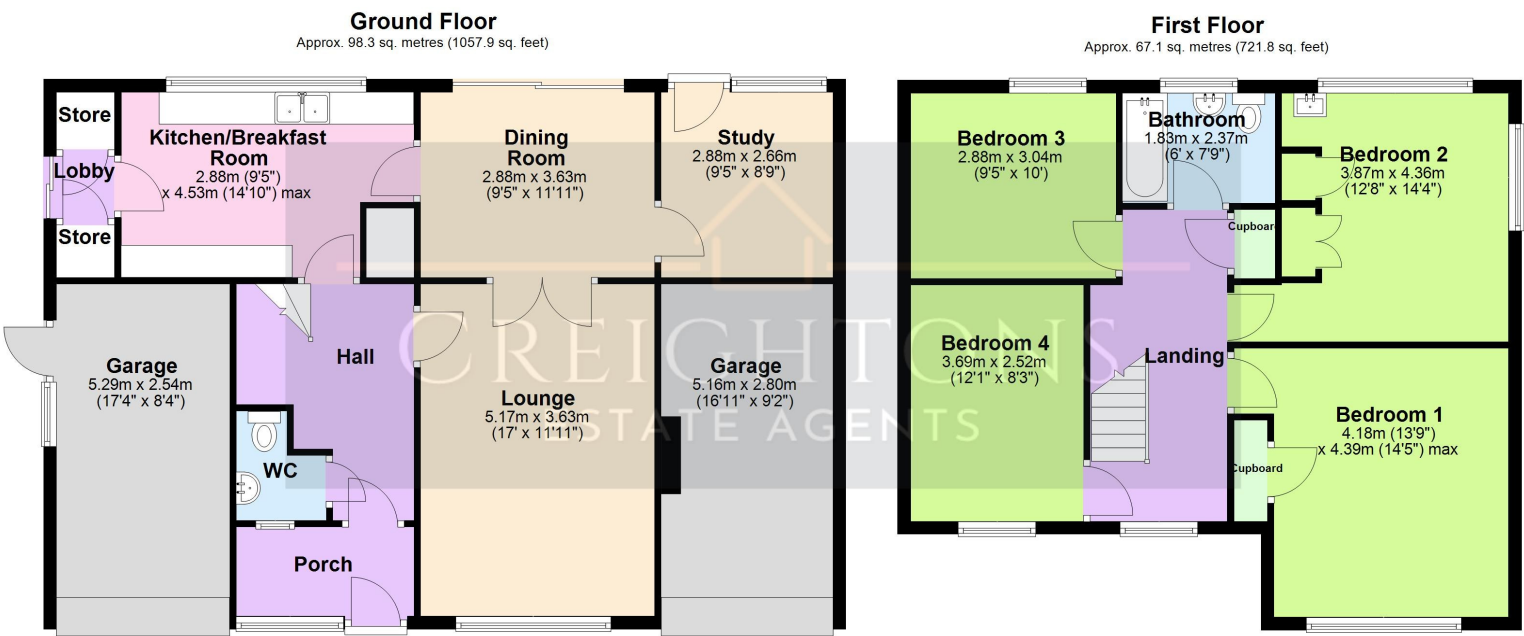


OUTSIDE

The property is set back from the main road, with a private driveway offering parking for multiple vehicles. The rear garden is well-established and extends across a generous plot, offering stunning views over surrounding fields. Additionally, the property benefits from two single integral garages, providing secure parking and additional storage space.



Latimer Road | Cropston | Leicestershire



Total area: approx. 165.3 sq. metres (1779.7 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.

76 Latimer Road, Cropston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

COUNCIL

Charnwood Borough Council. Council tax band D.

SERVICES

All mains services are available and connected.

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.



