





# Stamford Drive | Cropston

This exquisite, newly constructed detached bungalow features two spacious bedrooms and is situated in the highly sought-after village of Cropston. The property has been thoughtfully designed to combine aesthetic appeal with functionality. Inside, it offers a generous living room that opens directly onto a charming courtyard garden, creating an ideal space for relaxation and outdoor entertaining. The modern dining kitchen is tastefully fitted with high-quality appliances. The bathroom is contemporary and well-appointed, ensuring comfort and convenience. Additionally, the property benefits from a private driveway located on the side of the home, offering secure off-road parking. This residence is available with no upward chain, facilitating a smooth and straightforward purchase process for prospective buyers.

- Newly built detached bungalow, set in the desirable village of Cropston
- Under NHBC Warranty
- Available with NO UPWARD CHAIN
- Stunning bright and airy living room with doors to courtyard garden area
- Beautifully fitted dining kitchen with built in appliances
- Two bedrooms and modern family bathroom
- Driveway providing off road parking

## 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 entrance to the property is through a welcoming hallway that provides a warm first impression. The main living room is spacious, filled with natural light, and offers views of the front of the property. It features doors that open onto a charming courtyard garden, creating an inviting outdoor connection. The dining kitchen has been thoughtfully planned, showcasing a shaker-style cabinetry arrangement complemented by Quartz worktops. It is equipped with modern appliances, including an integrated oven with a gas hob, dishwasher, fridge/freezer, and washing machine, ensuring convenience for daily living. A side service door provides easy access to the exterior, enhancing functionality. The primary bedroom is situated at the front of the home, offering a peaceful retreat, while the second bedroom is located at the rear, ideal for guests or family members. The family bathroom is well-appointed, featuring a 'P' shaped bath with a shower over, a vanity unit with a wash hand basin, a WC, and a heated towel rail, providing comfort and practicality. Overall, the property combines modern updates with functional design, making it a desirable home for a variety of lifestyles.



## OUTSIDE

The driveway is situated adjacent to the residence, providing convenient access. Additionally, there is a low-maintenance, paved patio area on the side of the home, which offers an ideal outdoor dining space for relaxation and entertaining guests. This outdoor area is designed to require minimal upkeep while enhancing the property's functionality and aesthetic appeal.

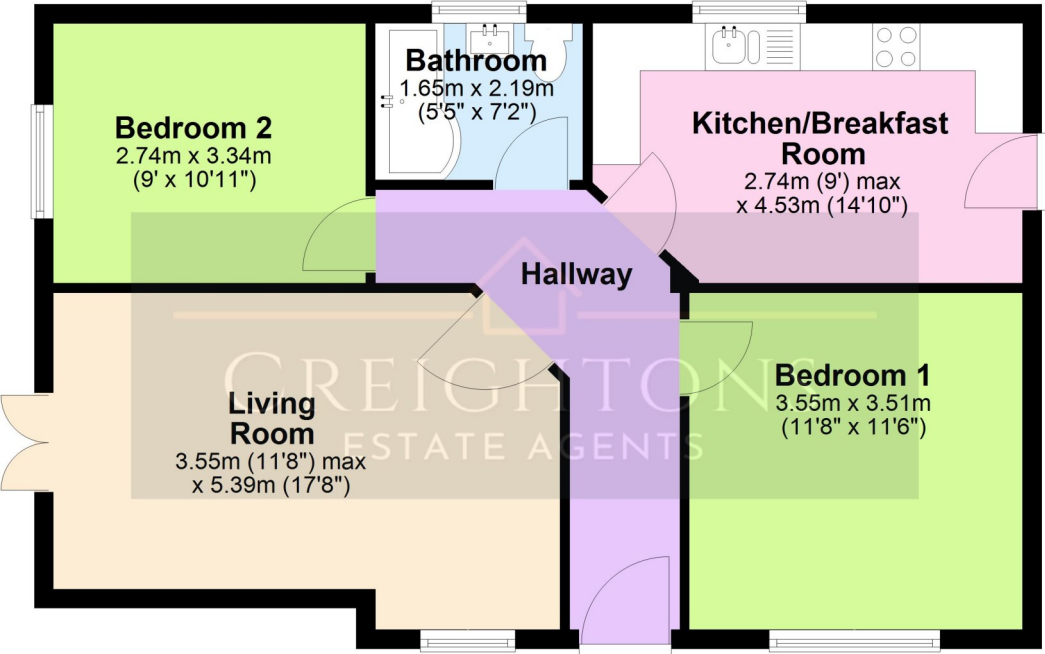




# Stamford Drive | Cropston | Leicestershire

## Ground Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 63.9 sq. metres (688.2 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.

2a Stamford Drive, Cropston

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band to be confirmed.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	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.







