



**Latimer Road, Cropston, LE7 7GN**  
**Offers in the region of £550,000**  
**Freehold**

**Taylors**  
Est. 1992

Spacious four-bedroom detached home  
Gorgeous rear garden  
Off-road parking with garage  
Ideal family home  
Open field views to the rear  
Situated in the heart of Cropston  
Please get in touch to arrange a visit!

#### Property description

|                        |                              |
|------------------------|------------------------------|
| <b>Kitchen</b>         | 12'2" x 9'8" (3.73 x 2.95)   |
| <b>Dining room</b>     | 12'7" x 11'10" (3.84 x 3.62) |
| <b>Living room</b>     | 12'6" x 10'11" (3.82 x 3.34) |
| <b>Family room</b>     | 12'4" x 11'10" (3.76 x 3.62) |
| <b>Downstairs WC</b>   | 5'2" x 2'9" (1.59 x 0.85)    |
| <b>Integral garage</b> | 12'0" x 7'9" (3.68 x 2.38)   |
| <b>Master bedroom</b>  | 13'8" x 11'3" (4.17 x 3.43)  |
| <b>Bedroom two</b>     | 11'3" x 11'2" (3.44 x 3.42)  |
| <b>Bedroom three</b>   | 12'10" x 7'11" (3.92 x 2.43) |
| <b>Bedroom four</b>    | 9'9" x 7'3" (2.98 x 2.21)    |
| <b>Family bathroom</b> | 9'9" x 6'7" (2.98 x 2.01)    |



Spacious four-bedroom detached home | Stunning field views | Large rear garden | Off-road parking with garage | Ideal family home | Please get in touch to arrange your visit!

Set along the ever-popular Latimer Road in the heart of Cropston, this attractive family home offers generous living space and beautiful open views over rolling fields to the rear. The property is arranged over two well-planned floors, with a wonderful sense of light and flow throughout. To the ground floor, a welcoming foyer leads to a choice of reception rooms including a bright living room, a spacious dining room

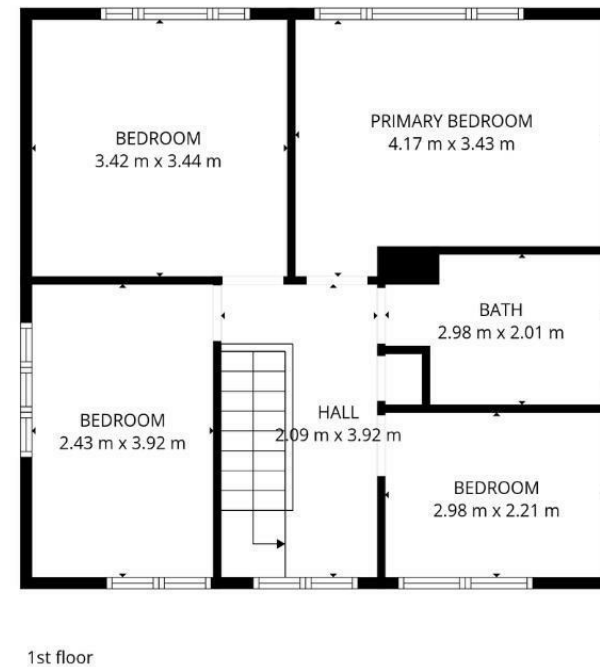
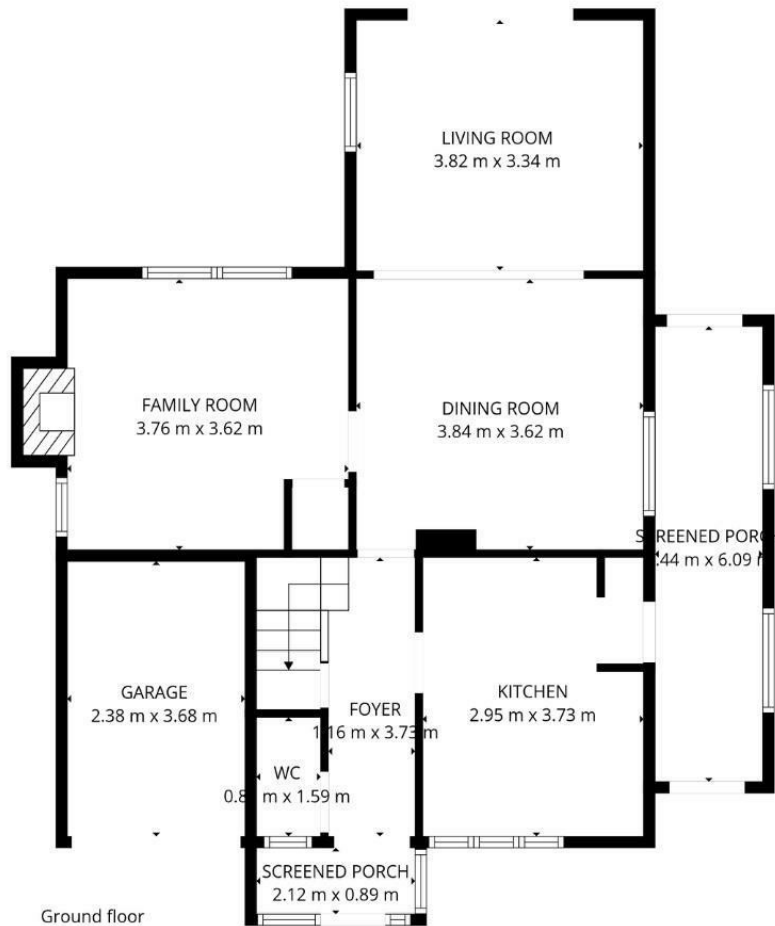
ideal for entertaining, a cosy family room, and a well-proportioned kitchen. Practical additions such as a ground-floor WC, integral garage, and two screened porches enhance everyday convenience.

Upstairs, the home provides four comfortable bedrooms, including a generous primary bedroom positioned to enjoy those stunning countryside vistas. A central hall links each room, and the family bathroom is neatly appointed, offering scope for personalisation if desired. The layout is ideal for a growing family or those seeking flexible space for home working or guests.

The real highlight lies at the rear of the property: a large garden backing directly onto open fields, creating an impressive sense of privacy and tranquillity. Whether you imagine summer gatherings, children's play, or simply relaxing while soaking in the uninterrupted views, this outdoor space is an exceptional feature rarely found in such a desirable village location. This is a fantastic opportunity to secure a well-located home with huge potential in one of Cropston's most sought-after settings.







**TOTAL: 118 m2**

Ground floor: 61 m2, 1st floor: 57 m2

EXCLUDED AREAS: SCREENED PORCH: 11 m2, GARAGE: 9 m2, LOW CEILING: 0 m2,  
FIREPLACE: 1 m2, WALLS: 14 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Taylor's 1992 Ltd**

**6 Grove Court, Grove Business Park, Enderby, LE19 1SA**

**T: 0116 326 6464**

**E: [hello@taylorsestate.agency](mailto:hello@taylorsestate.agency)**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Taylor's**

Est. 1992