



Latimer Road | Cropston

Renovated throughout by the current owners, this beautifully presented detached bungalow is located in the highly desirable village of Cropston. Having been tastefully updated, the property now boasts a generous living room with log burning stove, refitted dining kitchen and bathroom with two/three bedrooms offering a flexible layout. Private, established rear garden with generous front garden, leading to driveway with garage.

- Renovated detached bungalow, set in the desirable village of Cropston
- Stunning bright and airy living/dining room with log burning stove
- Beautifully refitted dining kitchen and bathroom
- Three bedrooms one of which has French doors opening onto the garden
- Generous front garden, driveway leading to a single garage with off road parking
- Established rear garden and open views from the living room overlooking fields
- Internal viewing highly recommended

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 hallway. The main living room is bright and airy and overlooks the front of the home and has ample space for a dining table. Boasting a log burning stove with built in storage and log store this cosy room is a beautiful space to relax in. The stunning breakfast kitchen has been refitted with a shaker style range of units with Quartz worktops, Belfast sink and integrated dishwasher and washer/dryer. There is space for a range cooker and fridge/freezer. There is a service door that offers side access door that leads to the garden. The primary bedroom is located to the rear of the home overlooking the garden. There are two further bedrooms, one benefitting from French doors to the rear garden, providing the flexibility of use of this particular room. The family bathroom has been upgraded with dual shower, with attractive panelling, bath with shower over, wash hand basin and w.c.

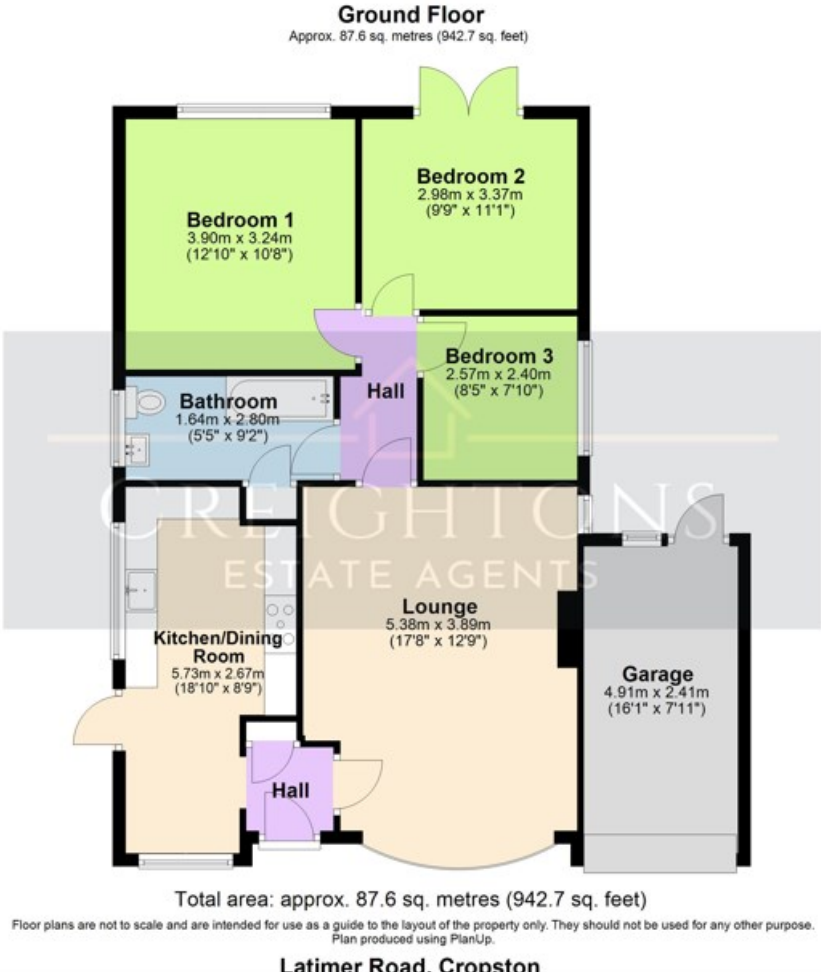


OUTSIDE

The property is set back from the road with the driveway providing off-road parking and access to a single integral garage. The private, established rear garden is mainly laid to lawn with patio area.



Latimer Road | Cropston | Leicestershire



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.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





