



Stamford Drive, Cropston



£525,000

- MODERN DETACHED BUNGALOW
- ORANGERY STYLE GARDEN ROOM
- WITH BI-FOLD DOORS TO GARDEN
- CONTEMPORARY DINING KITCHEN
- TWO DOUBLE BEDROOMS
- MASTER EN-SUITE SHOWER ROOM
- FREEHOLD
- EPC rating D



A quality extended detached bungalow, offering an impressive interior and occupying this prime Charnwood Forest village right on the fringes of Bradgate Park.

The home features a stylish contemporary feel throughout and with a particularly impressive orangery style garden room enjoying bifold doors leading out into the garden ideal for summertime entertaining. Property situated along a private and adopted Road which has a quiet and leafy backdrop to the location.

Enter through an L shaped hallway with solid wood floor, handy coats/shoes cupboard and doors leading to all other rooms finished to solid oak contemporary grooved style. The lounge sits on its own creating a quiet room backing on to the garden with double doors out on the patio. The room centres around an inset loving flame effect gas fire with fitted media/display shelving and ceiling spotlights. The extension at the rear leads off the kitchen and creates a wonderful orangery style garden room with canopy skylight, space for a side arrangement and dining table, cosy corner for reading and bi-fold doors leaving outside. The generous dining kitchen offers sleek high gloss units with marble work surfaces, integrated Neff double ovens and warming drawer, induction hob and extractor, fridge freezer, additional freezer, washer dryer and dishwasher.



There are two double bedrooms both with fitted wardrobes and the master bedroom includes a quality en-suite shower room with electric corner shower. The principal shower room features a triple width, walk-in style shower enclosure including a mixer shower with rain style shower head and separate attachment.

The property is situated along a private unadopted road with a two-three car driveway leading to an attached single garage, surrounding front lawned gardens and gated access to the side leading behind the garage where there is space for a garden shed. The rear garden is private and not overlooked, also laid to lawn with a patio area and surrounding borders and shrubs.

Good to know; the property has UPVC double glazing throughout. Gas central heating powered by a combination boiler located in one of the kitchen cupboards.

To find the property; proceed from Station Road passing the Bradgate arms on the right-hand side and taking the second turning right into Stamford Drive where the property is situated toward the bottom directly ahead as identified by the agent for sale board.



HALL 4.31m x 2m (14'1" x 6'7")

LOUNGE 4.53m x 4m (14'11" x 13'1")

DINING KITCHEN 7.32m x 2.63m (24'0" x 8'7")

GARDEN DINING ROOM 6.35m x 5.3m (20'10" x 17'5")

BEDROOM ONE 3.91m x 3.22m (12'10" x 10'7")

EN-SUITE SHOWER ROOM 1.81m x 1.61m (5'11" x 5'4")

BEDROOM TWO 4m x 3.43m (13'1" x 11'4")

PRINCIPAL SHOWER ROOM 2.2m x 1.81m (7'2" x 5'11")





SERVICES

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E.

DISCLAIMER

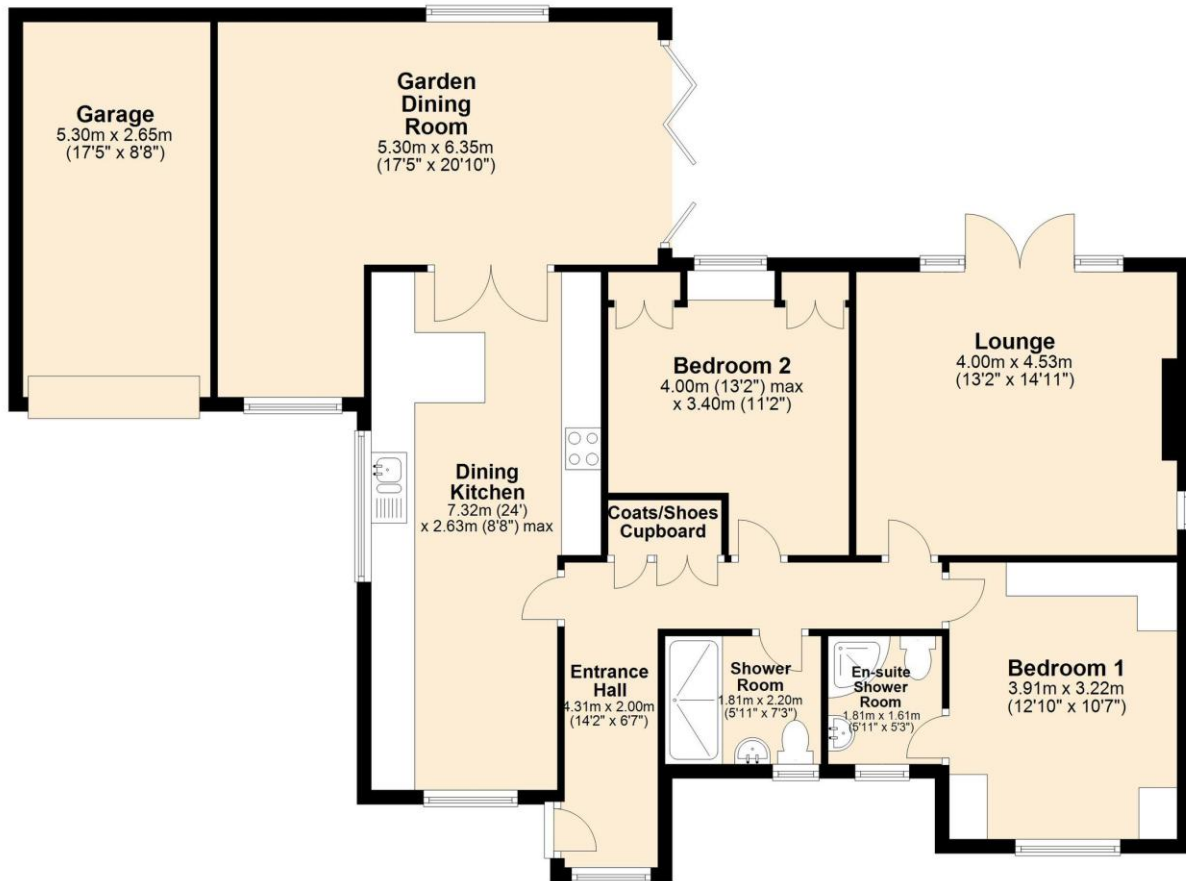
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Ground Floor

Approx. 103.3 sq. metres (1111.7 sq. feet)



Total area: approx. 103.3 sq. metres (1111.7 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk