



Sinclair

105 Station Road, Cropston, Leicestershire, LE7 7HH

£395,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Fantastic Family Home
- Open Plan Living Kitchen
- Generously Proportioned Garden
- Council Tax Band\*: D
- Retains Period Character
- Three Double Bedrooms
- Garden Building / Home Office
- Price: £395,000

## Overview

This stunning bay fronted period residence retains its character and charm with flexible accommodation to the ground floor including an open plan family living dining kitchen, separate living room and downstairs cloakroom / WC. To the first floor there are two double bedrooms and a family bathroom with a master bedroom to the top floor with pleasant views to the rear. Outside the rear garden is a particular feature of sale being generously proportioned and mature. The garden enjoys a stunning feature Magnolia tree and detached garden building with cavity wall, insulation, electric light and power and Wi-Fi. This building could be utilised for a number of uses and is currently used as a home office, gym and has a separate workshop area. To the front of the property is a block paved frontage. A truly lovely family home situated on the ever sought after Station Road of Cropston.

## Location\*\*

Cropston is a village within the civil parish of Thurcaston & Cropston part of the Borough of Charnwood in Leicestershire. It is on the edge of Charnwood Forest, and lies close to Bradgate Park. The village itself is small, with the older properties close to the crossroads of Reservoir and Station Roads. There are two pubs, The Bradgate Arms and The Badger's Sett, a post office and a garage. Cropston Reservoir lies between the village and Bradgate Park. Cropston Cricket Club hold regular fixtures at their Waterfield Road cricket field. The Rothley Brook flows between Cropston and Thurcaston, and other nearby villages include Rothley, Anstey, Swithland and Newtown Linford. Nearest



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

uPVC double glazed entrance door with inset leaded light and opaque glass windows and feature stain glass and leaded light window above. Adjacent matching window through to the cloaks porch.

### CLOAKS PORCH

The cloaks porch has cloaks hanging space, tiled flooring and a timber door with inset multi pane windows through to the reception hall.

### RECEPTION HALL

The reception hall has a balustrade staircase accessing the first floor, wood panelling and period wood strip doors accessing the living room, open plan family dining kitchen and downstairs cloakroom / WC. Solid oak flooring

### LIVING ROOM

11'11" x 11'10" (3.63m x 3.61m)

(To the side of chimney breast and not including bay window)

Double glazed sash walk-in bay window with fitted shutter blinds to the front elevation, Solid oak flooring and a feature original period fireplace with inset cast iron open fire grate and decorative in laid tiling, wooden sides and over mantel with tiled hearth, picture railing and radiator.

### DOWNSTAIRS CLOAKS / WC

The downstairs cloakroom / WC is fitted with a white WC with push button flush, corner wash hand basin with cupboard under and mixer tap over. Solid oak flooring.

### OPEN PLAN LIVING DINING KITCHEN

This room serves as the main hub to the property and a super open plan space with fitted kitchen, dining and sitting areas.

The fitted kitchen is 18' x 6'9". The kitchen has a one and a half bowl single drainer ceramic sink with feature mixer tap over and cupboards under, range of fitted solid oak units to the wall and base in keeping with the character of the property. Solid wooden work surfaces and tiled surround. Space for a Range oven with stainless steel splash back and extractor fan over. Plumbing for dishwasher and washing machine and space for a tall standing fridge freezer. Swithland Slate tile flooring, radiator, inset spotlight to ceiling, double glazed window to the rear elevation overlooking the garden and open access to the dining and sitting rooms. Swithland slate flooring.

The family dining sitting area is 24'2" x 9'9" (To the front of chimney breast) The dining area has oak flooring continuing to the sitting area and double glazed french patio doors with adjacent double glazed window in addition to a double glazed glass roof offering plenty of natural light to the room and accessing the garden.

The sitting area there is a feature fireplace with raised hearth and an inset Jetmaster open fire with exposed brick surround and over mantel. Period style storage to both sides of the chimney breast with shelving and display cabinet, radiate and door offering access back to the hallway.

### ON THE FIRST FLOOR

On the first floor there is a wood strip handrail and balustrade staircase accessing the second floor, double glazed sash window to the front elevation and period wood strip doors accessing two double bedrooms and the family bathroom.

### FRONT BEDROOM TWO

12' x 11' (3.66m x 3.35m)

(To the front of chimney breast)

Double glazed sash windows to the front elevation. Radiator.

### REAR BEDROOM THREE

12' x 10'8" (3.66m x 3.25m )

(To the side of chimney breast)

Double glazed sash windows to the rear elevation overlooking the garden. Radiator and a period ornamental cast iron fireplace.

### FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising P shaped panel bath with centre mounted chrome taps and shower over. Shower curved screening, low flush WC, pedestal wash hand basin, heated chrome towel rail, tile effect flooring, tiled walls, double glazed opaque glass window to the rear elevation and built in storage cupboard housing the combination gas fed boiler.

### SECOND FLOOR MASTER BEDROOM

15'2" x 10' (4.62m x 3.05m)

(With some restricted head height)

The top floor opens to the master bedroom from a small landing area. The master bedroom has uPVC double glazed dormer window with fitted blinds to the rear elevation with pleasant aspect over the garden, radiator and eaves storage to the rear and fully boarded loft storage to the front. Fitted storage with hanging rails and drawers. Fitted wardrobe.

### OUTSIDE

To the front of the property is a block paved frontage and gated side access leading to the rear.

The rear garden offers a particular feature of sale being generously proportioned with a variety of mature plants, shrubs and trees. To the rear of the property is a slabbed patio area with a wood store, there is a central pathway leading past a stunning Magnolia tree and lawned garden. There are hedged boundaries, timber built shed, greenhouse with surrounding beds ideal for vegetable patches; and the pathway continued via further lawned areas accessing fantastic garden building, it could be used and sectioned as a home office and workshop. Beyond the garden building there is further wild garden.

### GARDEN BUILDING

25' x 15'8" (7.62m x 4.78m)

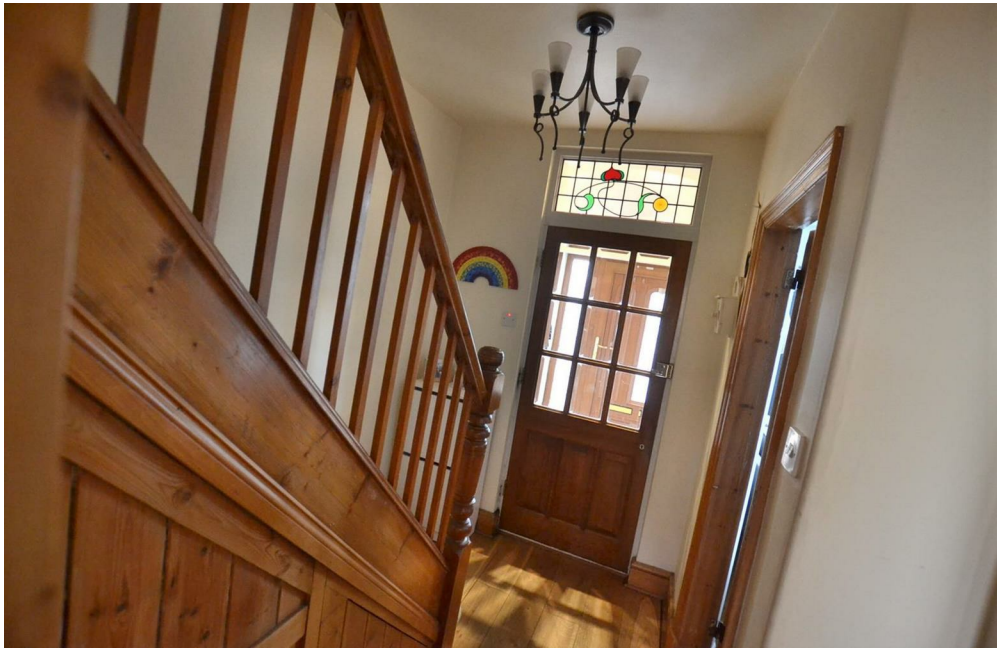
(Overall measurements)

Section one is 14'1" x 15'8" with cavity wall insulation, electric light, power and connected Wi-Fi through Powerlink (Serviced through through the electricity supply). This room is currently used as a home office / gym with uPVC double glazed windows to the front elevation with fitted blinds, double doors accessing the garden. There is further uPVC double glazed window to the side elevation and access to a storage area. There is a sliding door to section two / workshop.

Section two / workshop is 10'7" x 15'9". The workshop has a Mezzanine roof storage area, built in workbench with electric light and power supply, uPVC double glazed opaque glass window to the side elevation and a personal access door to the rear elevation.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

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### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
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