



## 98 Cropston Road , Anstey, LE7 7BL Asking Price £290,000

Extended family home situated in the popular Charnwood village of Anstey, benefitting from field views to the front. The accommodation briefly comprises an entrance hall, extended kitchen, lounge/ diner, conservatory and ground floor w/c. Three bedrooms and a bathroom are on the first floor, whilst there is a loft room on the second floor. Outside to the front there is off road parking for several vehicles before a single garage, to the rear is a generously sized garden.

Potential can be sold chain free .

Accommodation

Porch- Tiled floor and door to;

Entrance Hall- Stairs rising to first floor landing, understairs store cupboard.

Lounge- Bay window to front, space for wood burning stove, sliding patio doors to conservatory

Conservatory- Benefiting from windows to the rear and side aspects and patio doors to the rear

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

- Popular Location
- Field Views to Front
- Three Bedrooms
- Loft Room
- Extended Kitchen
- Garage
- Enclosed Garden
- Viewing Advised





Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.