



79 Station Road  
Cropston, Leicester, LE7 7HG  
**£2,200 Per Month**



An exceptional double bay fronted, four double bedroom detached property nestled within the highly desirable village location of Cropston. The property is situated close to the very popular Bradgate Park. The property comprises of; Entrance Hall, Two reception rooms, kitchen/diner, utility room with further w/c and a playroom/study to the ground floor. To the first floor are four double bedrooms, two which have Ensuite's and a family bathroom. Externally there is ample off-road parking and an extensive enclosed rear garden set on two levels. The property benefits from gas central heating and double glazing throughout. Positioned on the fringes of some of Leicestershire's finest countryside, internal viewing is essential to appreciate the property on offer

- Available 1st July
- Detached Family Home
- Four Double Bedrooms
- Two Ensuites and a Family Bathroom
- Highly Desirable Location
- Internet - Standard, Superfast & Ultrafast Available - Check Ofcom for more details
- Council Tax Band F
- EPC Rating D



## Location

Cropston is a small but highly regarded north Leicestershire village in the borough of Charnwood. One of the attractions to this area for families looking to base themselves in The Midlands is the proximity of the motorway network with the nearby A46 distributor road providing ease of access to the M1, M69 and M6 motorways. Leicester, Nottingham, Derby, Loughborough and Melton are all within comfortable commuter distance and London is less than an hour by rail.

Surrounded by some of the most beautiful countryside on the edge of Charnwood Forest, many of Cropston's older properties date back to the 16 Century. There are 2 public houses in the village, The Bradgate Arms and The Badgers Sett(formerly The Reservoir), a garage and a village store/post office.

More amenities can be found in the larger neighbouring village of Anstey with the Beaumont Shopping Centre just a short drive away. Other villages in the area include; Swithland,Rothley, Woodhouse Eves and Newtown Linford where some of the most expensive homes in the county are located.

## Entrance Hall

19'8 x 12'10 (5.99m x 3.91m)

## Lounge

19'8 x 13'4 (5.99m x 4.06m )

## 2nd Reception

16'1 x 11'8 (4.90m x 3.56m)

## Kitchen

17'1 x 13'2 (5.21m x 4.01m )

## Dining Area

14'3 x 12 (4.34m x 3.66m)

## Playroom/Study

11'8 x 6'9 (3.56m x 2.06m)

## Bedroom One with Ensuite

14 x 13 (4.27m x 3.96m)

## Bedroom Two with Ensuite

15'7 x 11'4 (4.75m x 3.45m )

## Bedroom Three

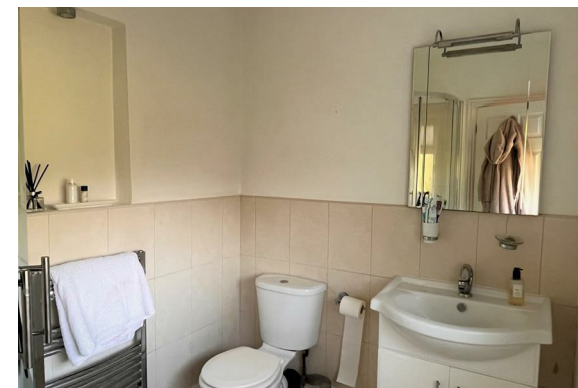
15'7 x 11'8 (4.75m x 3.56m)

## Bedroom Four

12'7 x 9'6 (3.84m x 2.90m)

## Bathroom

12'7 x 9 (3.84m x 2.74m)



## Floor Plan



## Viewing

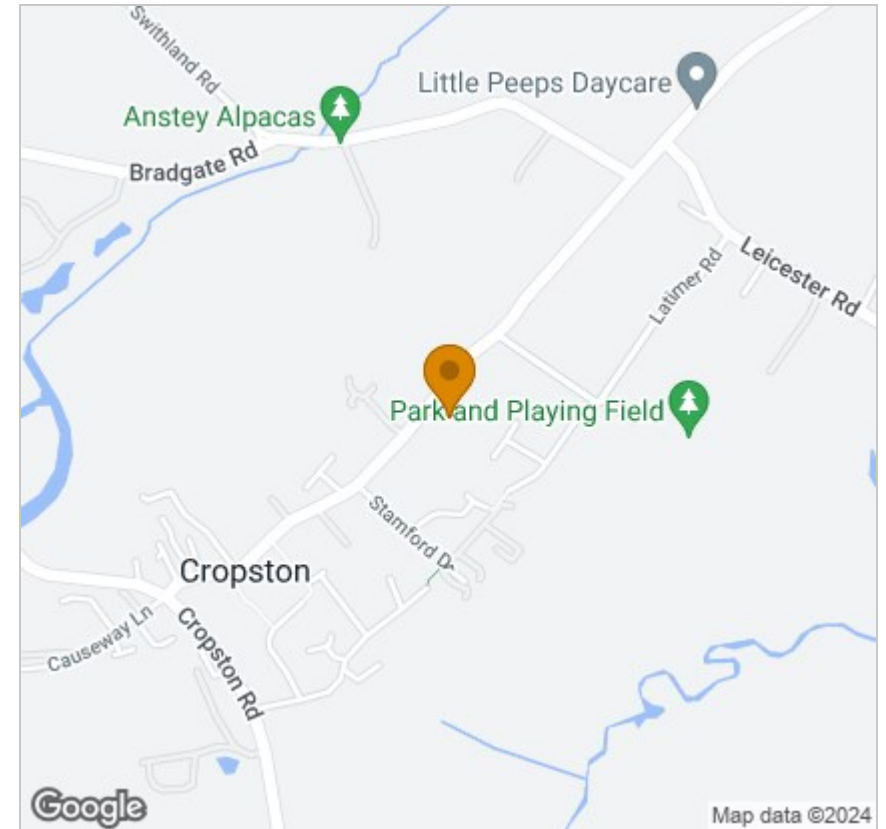
Please contact our Syston Lettings Office on 0116 288 3872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

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