



Stamford Drive, Cropston

This beautifully presented, newly decorated detached bungalow in the sought-after village of Cropston offers a modern living experience. It features a cosy living room, a beautifully fitted dining kitchen, two bedrooms, the primary with an ensuite shower and a stylish family bathroom. The property also includes a private, mature rear garden and a driveway at the front, combining comfort with convenience in a desirable location.

- Stunning dining kitchen with Alexander Lewis bespoke kitchen and integrated appliances
- Separate living room to the rear of the home with doors that open onto the garden
- Ground floor bedroom with beautifully fitted bathroom
- First floor double bedroom and Ensuite shower room
- Established, private rear garden
- Driveway providing off road parking
- Available with NO UPWARD CHAIN

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.







Accommodation

The property features a hallway that opens into a spacious, well-lit main living room overlooking the rear garden. The impressive dining kitchen showcases a Alexander Lewis shaker-style design with grey units and granite worktops. It includes integrated appliances such as a built-in oven, gas hob, fridge/freezer, dishwasher, and washing machine. A service door provides direct access to the garden, and a spiral staircase leads to the first floor. The primary bedroom, located at the front of the house, benefits from built-in wardrobes. The tastefully fitted family bathroom on the ground floor is equipped with a bath with a shower over, a wash hand basin, heated towel rail, and WC. The first floor offers an additional bedroom and an ensuite shower room, providing comfortable and functional living space.



OUTSIDE

The property has a block paved driveway providing off-road parking. There is a private, established rear garden is mainly laid to lawn with patio area, surrounded by mature trees and shrubs.



Stamford Drive | Cropston

SERVICES

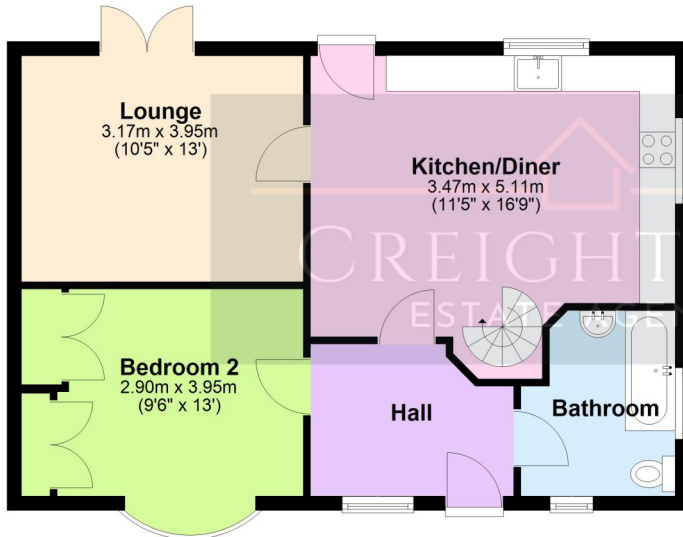
All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

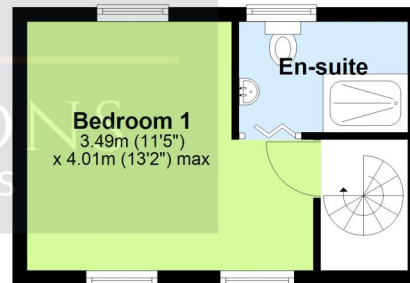
Ground Floor

Approx. 56.8 sq. metres (611.2 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.4 sq. feet)



Total area: approx. 75.8 sq. metres (815.7 sq. feet)

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.

Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



