



**2 LYCHGATE
CLOSE, CROPSTON LE7
7HU**

**£415,000
FREEHOLD**



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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



A FANTASTIC THREE/FOUR BEDROOM HOUSE THAT IS SITUATED AT THE HEAD OF THIS IMPRESSIVE SMALL DEVELOPMENT. THIS LOVELY HOME BOASTS SOME IMPRESSIVE FEATURES AND BENEFITS FROM AN ENTRANCE HALL, WC, LIVING ROOM, KITCHEN/BREAKFAST, FIRST FLOOR LANDING, PRIMARY BEDROOM WITH AN EN-SUITE, TWO FURTHER BEDROOMS, BATHROOM AND AN OPTIONAL FOURTH BEDROOM OR A GREAT ROOM FOR A STUDY. THERE IS A MATURE AND WELL ESTABLISHED GARDEN AS WELL AS BRICK PAVED OFF ROAD PARKING THAT LEADS TO THE INTEGRAL GARAGE.





ENTRANCE HALL

There is a window to the side aspect, radiator, power points, under stairs cupboard, stairs leading to the first floor landing and doors that leads to:

WC

Comprising a low level WC, wash hand basin, radiator, complimentary tiling and an extractor.

LIVING ROOM 32'7 - 22 x 14'7 - 9'8

Benefiting from a bay fronted window with patio doors to the Garden, radiator, power points, feature fire surround, wall mounted lighting, windows to the side aspect and a door that leads to:

KITCHEN/BREAKFAST 10'11 x 10'1

Having a range of wall and base units with work surfaces and breakfast bar, sink with a mixer tap and drainer, integral oven, hob and extractor, wine rack, plumbing for a washing machine, integral fridge/freezer, window to the rear aspect, power points and radiator.

FIRST FLOOR LANDING

There is a radiator, loft access, power point and doors that leads to:

PRIMARY BEDROOM 12' from fitted wardrobes x 11'8

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and a dresser. There is also a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, radiator, window to the front aspect, radiator and complimentary tiling.

BEDROOM 13'2 x 9'8

Having a window to the rear aspect, radiator and power points.

BEDROOM 10'11 x 10'11

Having a window to the rear aspect, radiator and power points.

BEDROOM 9'7 x 8' - 5'4

Benefiting from a window to the front aspect, radiator, power points and access to the loft.

BATHROOM 9'7 x 8' - 5'4

Comprising a low level WC, wash hand basin, bath, window to the rear aspect, radiator and complimentary tiling.

GARDEN

A mature, well established walled garden with a paved patio that leads onto a mainly laid to lawn garden appreciated by borders home to a variety of shrubs and plants.

PARKING

Having brick paved off road parking that leads to:

GARAGE 17'6 x 8'2

Benefiting from an up and over door with the facilities of both power and lighting.

CROPSTON VILLAGE

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 Loughborough Schools Foundation (formerly Loughborough Endowed Schools), access to Leicester and the M1 at nearby Markfield. The Charnwood Forest area offers many country walks and pursuits including Old John, Beacon Hill and The Outwoods, and is well known for its variety of unspoilt villages and countryside. Golf is at the nearby Rothley Park Golf Club.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

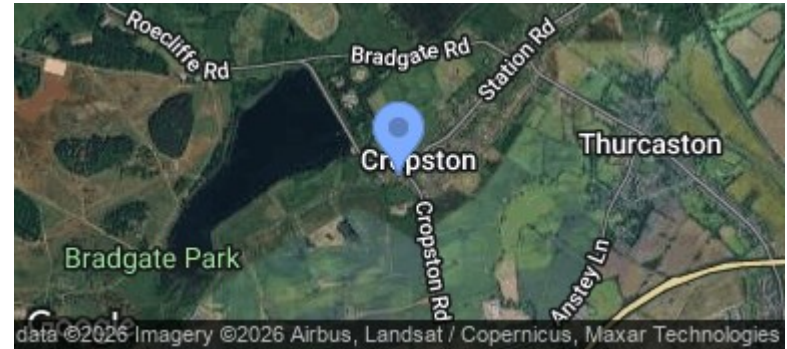
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

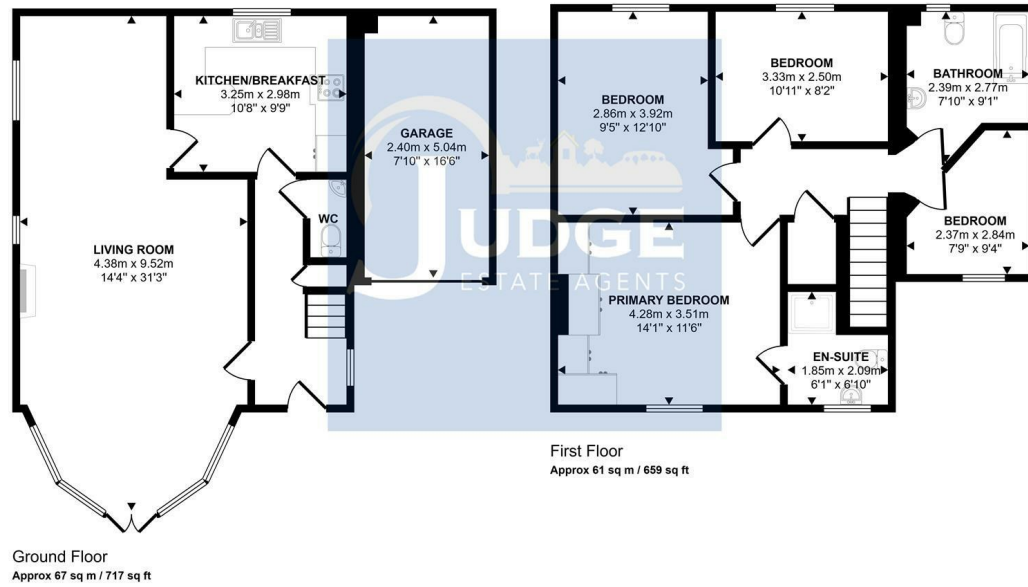
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.



LOCATION



Approx Gross Internal Area
128 sq m / 1376 sq ft



MEASUREMENTS

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LET'S TALK



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TERMS & CONDITIONS

Money laundering

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.