

**17 OUTFIELDS
DRIVE, CROPSTON LE7 7HA**

£379,950
FREEHOLD



0116 236 7000



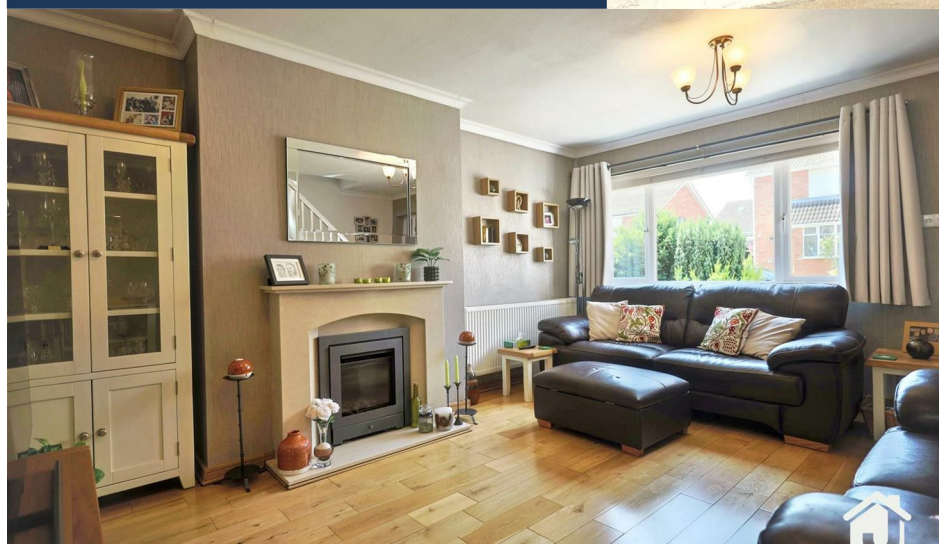
sales@judgeestateagents.co.uk



judgeestateagents.co.uk



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



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JUDGE ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS MUCH-LOVED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME, CHERISHED BY THE SAME OWNERS FOR 40 YEARS. SITUATED ALONG THE HIGHLY REGARDED OUTFIELDS DRIVE IN THE SOUGHT-AFTER VILLAGE OF CROPSTON, THE PROPERTY OFFERS A SPACIOUS LIVING ROOM, CONTEMPORARY FITTED KITCHEN AND DINING ROOM, SEPARATE UTILITY ROOM, GROUND-FLOOR WC AND A DELIGHTFUL CONSERVATORY. UPSTAIRS ARE FOUR BEDROOMS, A MODERN FAMILY BATHROOM AND A SEPARATE SHOWER ROOM. A PARTICULAR HIGHLIGHT IS THE GENEROUSLY SIZED AND BEAUTIFULLY ESTABLISHED REAR GARDEN, FEATURING A LAWN, MATURE PLANTING AND A SECLUDED SEATING AREA. A SUBSTANTIAL DRIVEWAY PROVIDES AMPLE OFF-ROAD PARKING AND ACCESS TO THE GARAGE. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION

ENTRANCE PORCH

Entered via the front door, with a further doorway leading into the living room

LOUNGE 12'5" x 15'7"

A spacious living room featuring a window to the front elevation, wooden flooring, a feature fireplace and stairs rising to the first floor. Doorways provide access through to the kitchen and conservatory.

KITCHEN DINER 20'8" x 8'3"

Fitted with a contemporary range of wall and base units, complemented by wooden work surfaces and tiled splashbacks. Integrated appliances include a dishwasher, fridge freezer and double oven, together with an inset electric hob and extractor hood above. There is also a freestanding wine fridge, a sink and drainer beneath the rear window, space for a dining table and tiled flooring. Access is provided to the utility room, while a wide open archway leads into the conservatory.

CONSERVATORY 9'5" x 10'0"

A bright and spacious addition featuring windows overlooking the rear garden, a polycarbonate roof, tiled flooring and a radiator. Sliding patio doors provide direct access to the garden.

UTILITY ROOM 3'3" x 5'8"

Featuring a work surface, wall-mounted storage cupboards and space with plumbing for a washing machine, together with space for a tumble dryer. A door provides access to the side of the property.

WC

Fitted with a low-level WC and wash hand basin with storage beneath, together with tiled flooring and an obscure-glazed window to the front elevation.

FIRST FLOOR

LANDING

Access to all first floor room and pull down ladder loft access which is partially boarded.

BEDROOM 12'0" x 11'6"

A generously sized double bedroom featuring a window to the front elevation, fitted carpet, radiator, fitted wardrobes and useful fitted cupboard storage.

BEDROOM 8'6" x 11'8"

A further double bedroom featuring a window to the front elevation, laminate flooring, radiator and useful fitted cupboard storage.

BEDROOM 8'0" x 11'11"

Featuring a window to the rear elevation, laminate flooring and a radiator

BEDROOM 8'9" x 8'7"

Featuring a window to the rear elevation, laminate flooring and a radiator. This versatile room could also be used as a home office or study.

SHOWER ROOM

Featuring a tiled shower enclosure with a wall-mounted shower, separate rainfall shower head and sliding glass doors.

FAMILY BATHROOM 6'4" x 8'7"

A modern, fully tiled family bathroom fitted with a panelled bath, low-level WC and wash hand basin set within a vanity unit. Further features include a heated towel rail, tiled flooring and an obscure-glazed window to the side elevation.

OUTSIDE

FRONT OF PROPERTY

A generous resin-bound driveway provides ample off-road parking and leads to the garage. Gated side access leads through to the rear garden.

GARAGE

Accessed via an up & over door and benefiting from power and lighting. A separate personnel door provides access to the side of the property.

REAR GARDEN

A generously sized and beautifully established rear garden, mainly laid to lawn with an extensive variety of mature trees, shrubs and well-stocked planted borders. A secluded decked seating area provides an ideal space for outdoor dining and entertaining. The garden benefits from fenced and hedged boundaries, together with gated access leading to the front of the property.

CROPSTON VILLAGE

Cropston is a highly regarded and picturesque Charnwood village, surrounded by attractive countryside and situated close to Bradgate Park and Cropston Reservoir. The village is well placed for access to neighbouring Anstey and Rothley, where a wider selection of shops, schools and everyday amenities can be found. Road links provide convenient access to Leicester, Loughborough and the surrounding Charnwood villages

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	73
	EU Directive 2002/91/EC 	

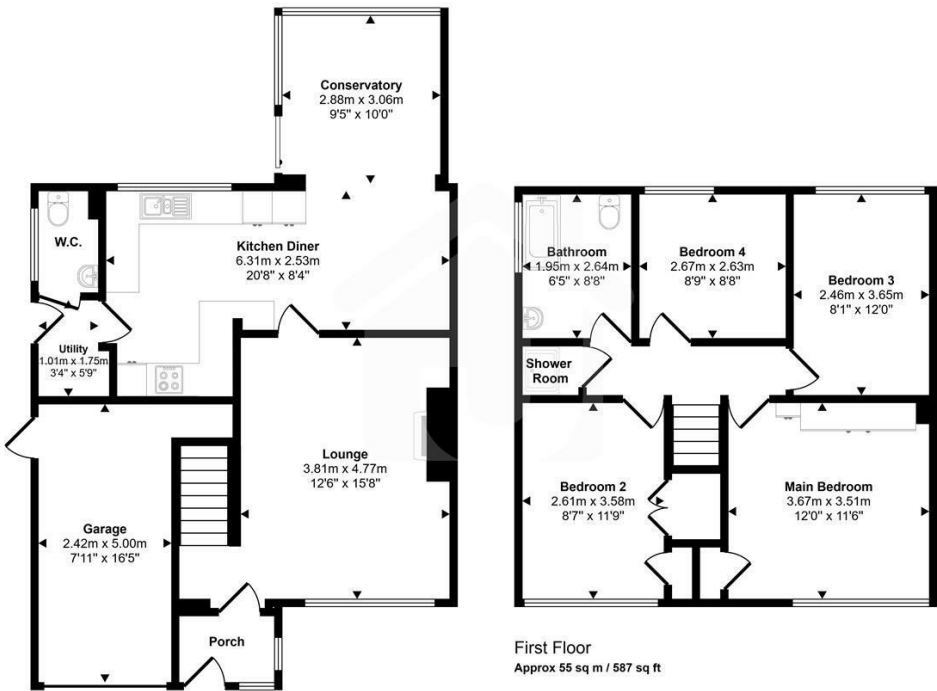


MEASUREMENTS

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. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



Approx Gross Internal Area
125 sq m / 1347 sq ft



First Floor
Approx 55 sq m / 587 sq ft

Ground Floor
Approx 71 sq m / 761 sq ft

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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.

LET'S TALK

 0116 236 7000  judgeestateagents.co.uk  sales@judgeestateagents.co.uk  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



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TERMS & CONDITIONS

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.

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.