



**Connells**

Cropston Road  
Anstey Leicester



## Property Description

A charming 1930s semi-detached home situated on the ever-popular Cropston Road in the heart of Anstey. Offering generous living space. This well-proportioned property combines period character with modern comforts, including full double glazing. Located just a short walk from Anstey village centre, Bradgate Park, and key local amenities, this property is ideal for families, first-time buyers, or anyone seeking a well-connected home in a thriving village community.

Internal accommodation comprises of a welcoming hallway with the generous proportions offering access to both reception rooms and the staircase, a bright, elegant front reception room featuring a traditional bay window, cast iron log burner, TV point and neutral decor, modern, sleek fitted kitchen with ample worktop space, built in appliances and breakfast bar, a bright and spacious conservatory to the rear, creating a wonderful additional living area that can be enjoyed all year round. Upstairs, you'll find four good sized bedrooms, with the master bedroom being en-suite and a family bathroom.

Outside, the property is set back from the road where you will find a large driveway and garage. The rear garden is a standout feature — a generous, private outdoor space ideal for families, entertaining, or simply enjoying the sunshine.

Early viewing is highly recommended to

appreciate the space, setting, and potential this superb property offers.

## Entrance Hall

## Sitting Room

A beautifully inviting space, filled with natural light thanks to its generous front-facing window. Its well-proportioned layout offers plenty of room for both relaxation and entertaining, making it the heart of the home, cast iron fireplace with surround and TV point

## Dining Room

Offers a bright and versatile space perfectly suited for both everyday family meals and more formal entertaining. Positioned to enjoy views of the rear garden. The layout flows seamlessly from the kitchen and sitting room, making it a practical and sociable hub for gatherings

## Kitchen

The kitchen is a bright and practical space designed for modern everyday living. Thoughtfully laid out, it offers a generous range of fitted units and ample worktop space, making meal preparation both convenient and enjoyable. Its clean, neutral finishes create a fresh and welcoming atmosphere, while the well-placed window allows natural light to flow in throughout the day.

## Conservatory

Provides a bright and tranquil extension of the living space, offering the perfect spot to unwind while enjoying uninterrupted views of the garden. Flooded with natural light through its wrap-around glazing, the room feels airy and uplifting throughout the year, creating a seamless connection between the indoors and outdoors.

## First Floor Landing

### Bedroom One

A generously sized and beautifully presented double bedroom, offering a calm and comfortable retreat at the end of the day. Its well-proportioned layout provides ample space for a large bed and additional furnishings, while the room's natural light creates a bright and uplifting atmosphere.

### Ensuite

Offers a stylish and convenient private bathroom space, finished to a modern standard and designed for everyday comfort. It features a contemporary shower enclosure, complemented by a sleek wash basin and low-level WC, creating a clean and practical layout.

### Bedroom Two

A well-proportioned double bedroom offering excellent versatility for family living, guests, or a dedicated home office. There is ample space for a double bed along with additional storage, and the layout lends itself well to a variety of furniture arrangements.

### Bedroom Three

Double glazed window overlooking the rear and radiator

### Bedroom Four

Having double glazed window overlooking the rear and radiator. Ideal as a child's bedroom, nursery, dressing room, or dedicated home office

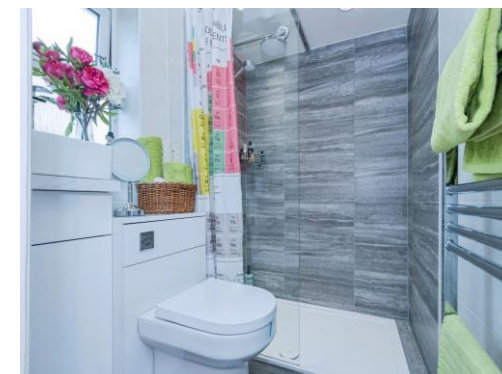
### Bathroom

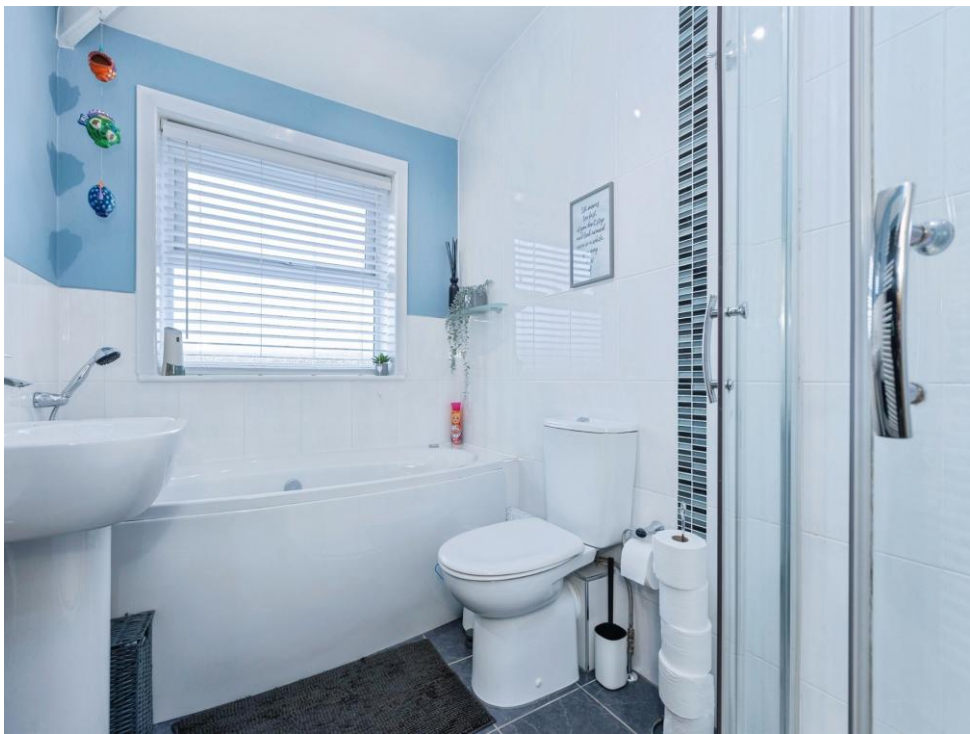
The bathroom is beautifully presented with a modern and practical design, offering a bright and refreshing space ideal for everyday use. Finished in contemporary neutral tones, it features a stylish three-piece suite comprising a panelled bath with shower over, a sleek wash basin, and a low-level WC.

### Outside

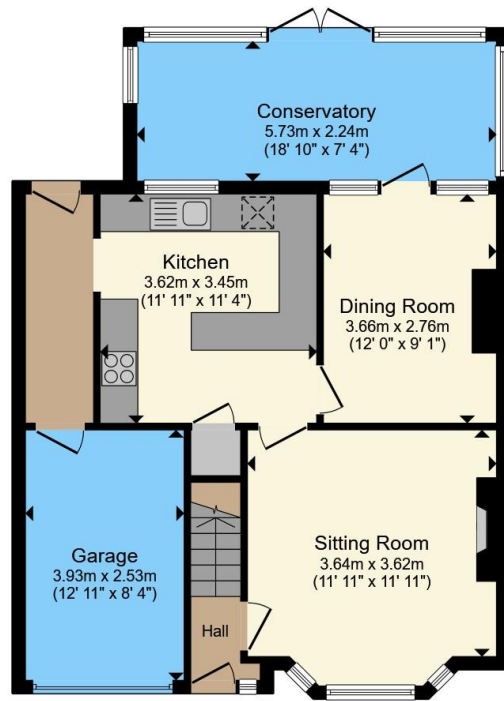
The property enjoys an attractive and well-maintained exterior, offering excellent kerb appeal from the moment you arrive. To the front, a neat approach provides a welcoming first impression, with space for parking depending on the layout, and a pleasant outlook that complements the home's character.

To the rear, the garden provides a private and versatile outdoor space ideal for both relaxation and family life. A combination of lawn and patio areas creates the perfect setting for outdoor dining, children's play, or simply enjoying the sunshine

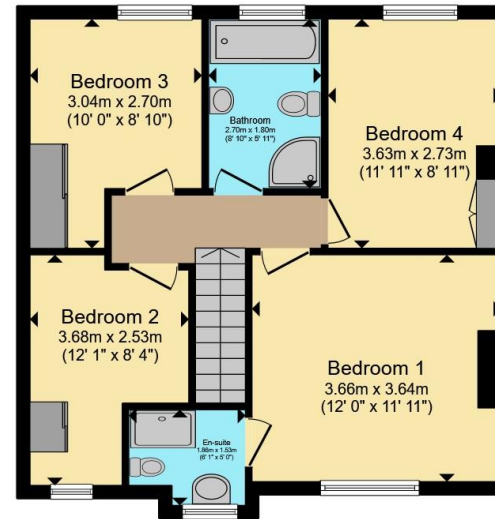








**Ground Floor**



**First Floor**

Total floor area 127.8 m<sup>2</sup> (1,375 sq.ft.) approx

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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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