



**2 CAUDLE
CLOSE, CROPSTON LE7
7GF**

£450,000
FREEHOLD



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



JUDGE ESTATE AGENTS ARE PLEASED TO OFFER THIS MODERNISED THREE BEDROOM DETACHED BUNGALOW, SET IN A QUIET CUL DE SAC IN CROPSTON AND AVAILABLE WITH NO UPWARD CHAIN. THE PROPERTY HAS BEEN WELL CARED FOR AND IS READY FOR BUYERS TO MOVE STRAIGHT INTO. INSIDE, THERE IS A GENEROUS LIVING ROOM AND A BRIGHT SUN ROOM THAT LOOKS OUT TO THE GARDEN. THE HOME ALSO INCLUDES A MODERN KITCHEN, THREE BEDROOMS, AND A CONTEMPORARY BATHROOM. OUTSIDE, THE PROPERTY BENEFITS FROM A PRIVATE REAR GARDEN AND A DOUBLE GARAGE, PROVIDING USEFUL STORAGE OR PARKING. LOCATED IN A POPULAR VILLAGE SETTING, THIS BUNGALOW OFFERS COMFORTABLE, EASY LIVING IN A PEACEFUL POSITION.

VIEWING HIGHLY ADVISED!



PORCH

UPVC double glazed French door lead to porch area

ENTRANCE HALL

UPVC door leads to entrance hall with tiled flooring with door leading off to the living area, arch way leads to;

KITCHEN DINER 15'11" x 9'5"

Selection of shaker style wall and base units with marble worktops and inset sink. A selection of integrated appliances including electric ove, gas hob and extractor hood over, dishwasher, fridge freezer and plumbing for a dishwasher. Dining area to front elevation. UPVC double glazed window to and side elevation with UPVC door leading to exterior side elevation. Radiator and tiled flooring.

LOUNGE 19'12" x 10'11"

To the front elevation, bay UPVC double glazed window, radiator, carpeted flooring and log burner. door way leads to;

SUN ROOM 7'2" x 9'11"

To side elevation double glazed window and French doors leading to the rear garden, LVT flooring and radiator

HALL

Hallway leads to all sleeping accommodation, family bathroom and loft access.

BATHROOM 9'5" x 4'7"

UPVC Double glazed window to side elevation, three piece white suite including vanity enclosed hand wash basin, low level flush WC , bath with shower over, LVT flooring and heated towel rail.

BEDROOM ONE 13'0" x 10'6"

To the rear elevation, UPVC double glazed window, radiator, carpet flooring

BEDROOM TWO 11'0" x 9'10"

UPVC double glazed window to rear elevation, fitted wardrobes, carpeted flooring and radiator

BEDROOM THREE 8'3" x 7'11"

UPVC double glazed window to side elevation, carpeted flooring and radiator

GARAGE 16'0" x 15'1"

Electric rolling door, power and lighting

GARDENS

To the front of the property is a low maintained, mainly gravelled area with path leading to the front door and side gated access to the rear.

A driveway for two cars leads to the garage.

To the rear, a private enclosed landscaped garden with lawned area, a selection of patios and a range of mature shrubs and plants borders

CROPSTON

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 AND FLOORING

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.



Floorplan

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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TERMS & CONDITIONS

Money laundering

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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.