EDWARDS
SALES AND LETTINGS

Station Road

Cropston, Leicester, LE7 7HH

£325,000

Property Features

- SUBSTANTIALLY EXTENDED
- SITTING ROOM
- TWO EN SUITE
- UTILITY ROOM
- EXTENSIVE REAR GARDEN
- 24ft LIVING/DINING/KITCHEN
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS WC
- OFF ROAD PARKING

Full Description

FANTASTIC FAMILY HOME IN THIS MUCH SOUGHT AFTER VILLAGE! With accommodation over three floors, the SUBSTANTIAL REAR EXTENSION has created a 24' LIVING/DINING/KITCHEN, which is definitely the 'hub' of the home, with a further SITTING ROOM, UTILITY ROOM and WC to the ground floor, with TWO DOUBLE BEDROOMS and STUNNING, EN SUITE BATHROOM to the first floor with a further DOUBLE BEDROOM, having EN SUITE shower room, to the second floor. Outside, to the front is OFF ROAD PARKING with an EXTENSIVE, ESTABLISHED REAR GARDEN completing the picture of this lovely character home in an ideal commuter location.

SITTING ROOM
11' 11" x 11' 11" (3.63m x 3.63m)
Front door into sitting room. Bay window to the front elevation, laminate flooring, radiator and door to hallway.

HALLWAY
Stairs off to first floor and door to Living/Dining/Kitchen.

LIVING/DINING/KITCHEN
24' 2" x 11' 11" (7.37m x 3.63m)
Living/dining area:
Solid oak flooring, radiator, under stairs storage and window to the side elevation.
Kitchen area:
Fitted with a range of wall, base and drawer units with solid wooden work surfaces, one and a half bowl sink drainer, wall mounted electric oven, integrated 4 ring gas hob, under counter space and plumbing for dishwasher, space for fridge/freezer, continuation of solid oak flooring, PVCu double glazed window to the side elevation, two skylights, opening to utility room and PVCu double glazed French doors to the rear elevation leading out to garden.

UTILITY ROOM
6' 6" x 6' 6" (1.98m x 1.98m)
Fitted with a range of wall and base units with laminate work surfaces, space and plumbing for washing machine, space for freezer, PVCu double glazed window to the side elevation and door to downstairs w.c.

DOWNSTAIRS W.C
Fitted with a two piece suite comprising close coupled w.c, wash hand basin, radiator and PVCu double glazed window to the rear elevation.

LANDING
Window to the side elevation, stairs off to second floor and doors to both bedrooms.

BEDROOM ONE
11' 11" x 11' 11" (3.63m x 3.63m)
PVCu double glazed window to the rear elevation, radiator and door to bathroom. Wardrobes included in sale.

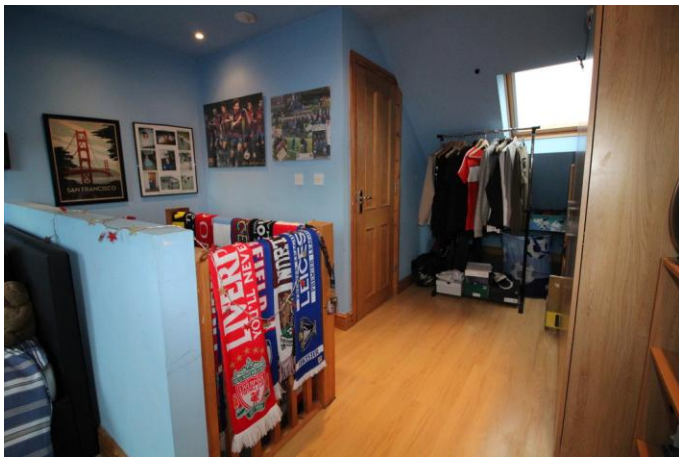
BATHROOM
12' 7" x 6' 6" (3.84m x 1.98m)
Fitted with a four piece suite comprising close coupled w.c, wash hand basin, free standing bath, corner shower cubicle, chrome ladder style radiator, PVCu double glazed window to the rear elevation and door to cupboard housing boiler.

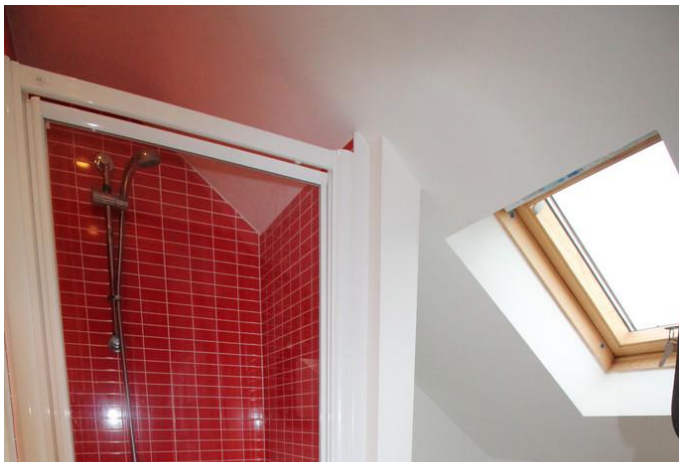
BEDROOM TWO
11' 11" x 9' 3" (3.63m x 2.82m)
Window to the front elevation, opening to under stairs storage and radiator.

BEDROOM THREE
23' 0 (MAX into eaves)" x 11' 9" (7.01m x 3.58m)
Three skylights, radiator and door leading to en suite. Restricted head height under the eaves.

EN SUITE
Three piece suite comprising close coupled w.c, pedestal wash hand basin, shower cubicle, skylight and radiator.

OUTSIDE
To the front of the property is a gravelled area providing off road parking, to the side of the property is gated access leading to the rear garden. To the rear of the properties lies a substantial garden laid mainly to lawn with patio area, large shed all enclosed by hedging/fencing.





Viewing Arrangements
Please contact Clare, Hannah or Ben to arrange your viewing.

Fixtures, Fittings and Appliances
Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

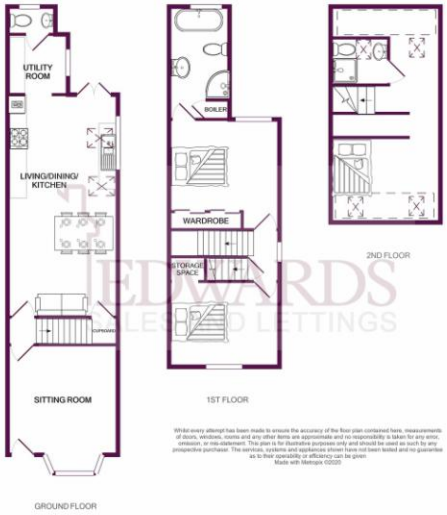
Internal photographs
It should not be assumed that items shown in our photographs are included in the sale of the property.

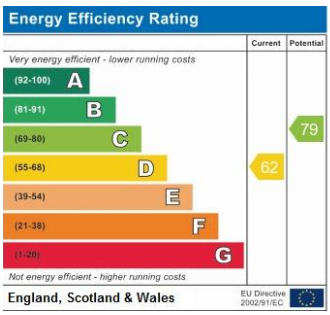
Measurements
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

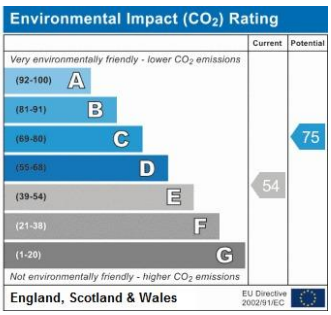
Money Laundering
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees
We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements