



35 Station Road, Cropston, Leicester LE77HG

MOORE
& YORK



Property at a glance:

- Beautifully Presented Detached Family Home
- Sought After Chamwood Village Location
- Dining Room, Lounge & Sitting Room
- Elevated Views To Rear
- Ideal Buy For Growing Family
- Viewing Essential
- Luxury En-Suite & Four Piece Family Bathroom
- Four Double Bedrooms
- Well Appointed Kitchen With Integrated Appliances

Asking Price £569,000 Freehold



Beautifully presented detached four bedroom family home standing set back from the road with elevated open views to rear situated in the heart of this sought after Chamwood village offering access to the local facilities of Anstey and within a short walk of stunning countryside including Swithland Reservoir and Bradgate Park. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, Cloakroom/WC, dining Room, well fitted kitchen/breakfast room with integrated appliances, lounge, sitting room, utility room and conservatory overlooking gardens and to the first floor master bedroom with luxury en-suite, three further double bedrooms and luxury four piece family bathroom. The property is approached by a gravelled driveway with detached double garage and stands with nicely presented tiered gardens to rear with feature elevated patio seating area with open aspect views. Rarely do properties of this calibre and location become available and an internal viewing is

DETAILED ACCOMMODATION

Hardwood door with leaded light sealed double glazed side panel and storm porch over.

ENTRANCE HALL

Stairs leading to first floor accommodation, under stairs cupboard, radiator, wood block flooring.

CLOAKROOM/WC

Two piece suite comprising low level WC and vanity sink unit, heated towel rail, tiled flooring, UPVC sealed double glazed window.

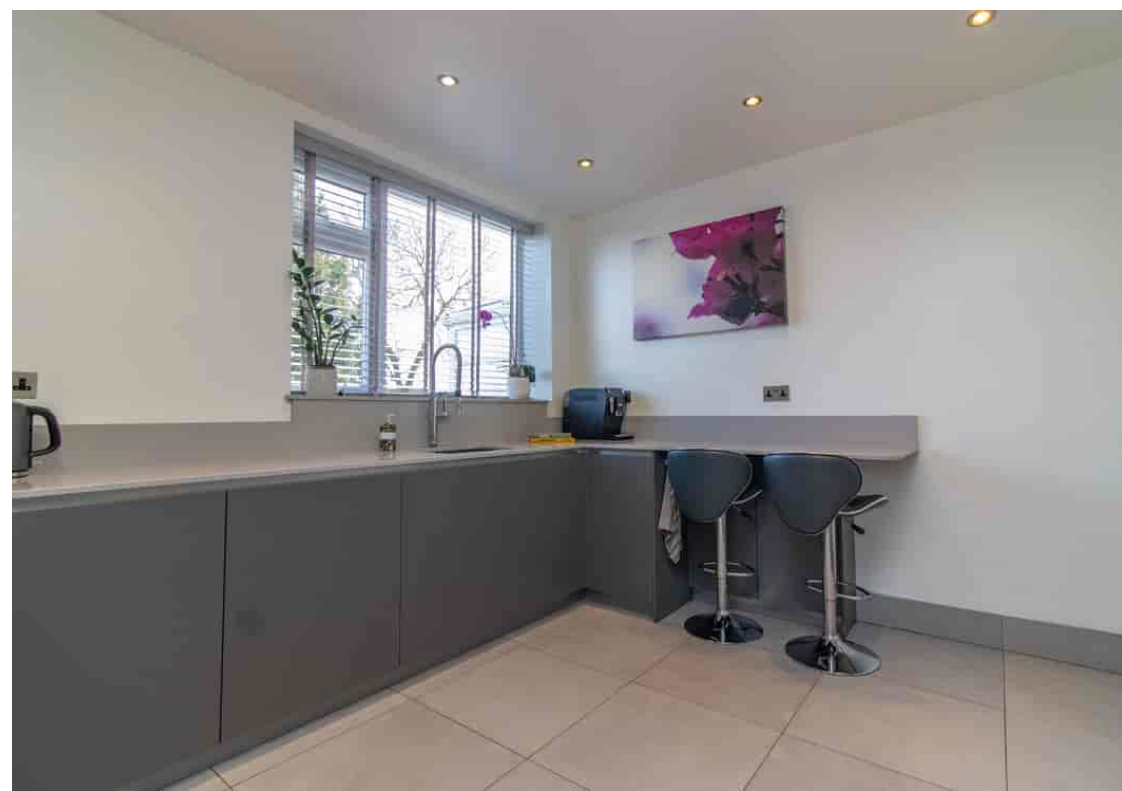


LOUNGE

17' 8" x 11' 10" (5.38m x 3.61m) Covered radiators, stone fire surround with display recess, TV point, UPVC sealed double glazed bay window with inset French doors.

KITCHEN/BREAKFAST ROOM

11' 10" x 11' 10" (3.61m x 3.61m) Fitted in an excellent range of soft close units comprising inset sink with mixer tap over, cupboards under, matching range of base units with Quartz work surfaces over with matching upturn and drainer, wall mounted eye level cupboards, integrated fridge/freezer and dishwasher, built in Neff twin oven and five piece induction hob with extractor fan over, tall larder cupboard, pull out deep drawers, breakfast bar, carousel corner unit, vertical radiator, UPVC sealed double glazed window.





DINING AREA

11' 1" x 10' 1" (3.38m x 3.07m) Radiator, duel aspect leaded light UPVC sealed double glazed windows.

SITTING AREA

10' 10" x 10' 10" (3.30m x 3.30m) Radiator, Leaded light UPVC sealed double glazed bay window, bar with integrated fridge .

CONSERVATORY

11' 1" x 8' 8" (3.38m x 2.64m) UPVC sealed double glazed windows and French doors to rear aspect overlooking gardens.

UTILITY ROOM

8' 1" x 5' 9" (2.46m x 1.75m) Comprising sink unit with cupboards under, wall mounted eye level cupboards, utility space with plumbing for washing machine, radiator, Wall mounted Worcester boiler, hot water tank cupboard, tall larder cupboard.

FIRST FLOOR LANDING

Access to loft space, radiator, sealed double glazed Velux window

BEDROOM 1

13' 3" x 11' 6" (4.04m x 3.51m) Radiator, UPVC sealed double glazed window.

EN-SUITE SHOWER ROOM

Three picece luxury suite comprising screened walk in tiled natural rainwater shower cubicle, vanity sink unit and low level WC, heated towel rail, Velux sealed double glazed window, large tiled splash backs with matching flooring.

BEDROOM 2

11' 2" x 11' 2" (3.40m x 3.40m) Radiator, leaded light UPVC sealed double glazed window.

BEDROOM 3

11' 3" x 11' 1" (3.43m x 3.38m) Radiator, UPVC sealed double glazed window.

BEDROOM 4

10' 11" x 10' 1" (3.33m x 3.07m) Radiator, leaded light UPVC sealed double glazed window.

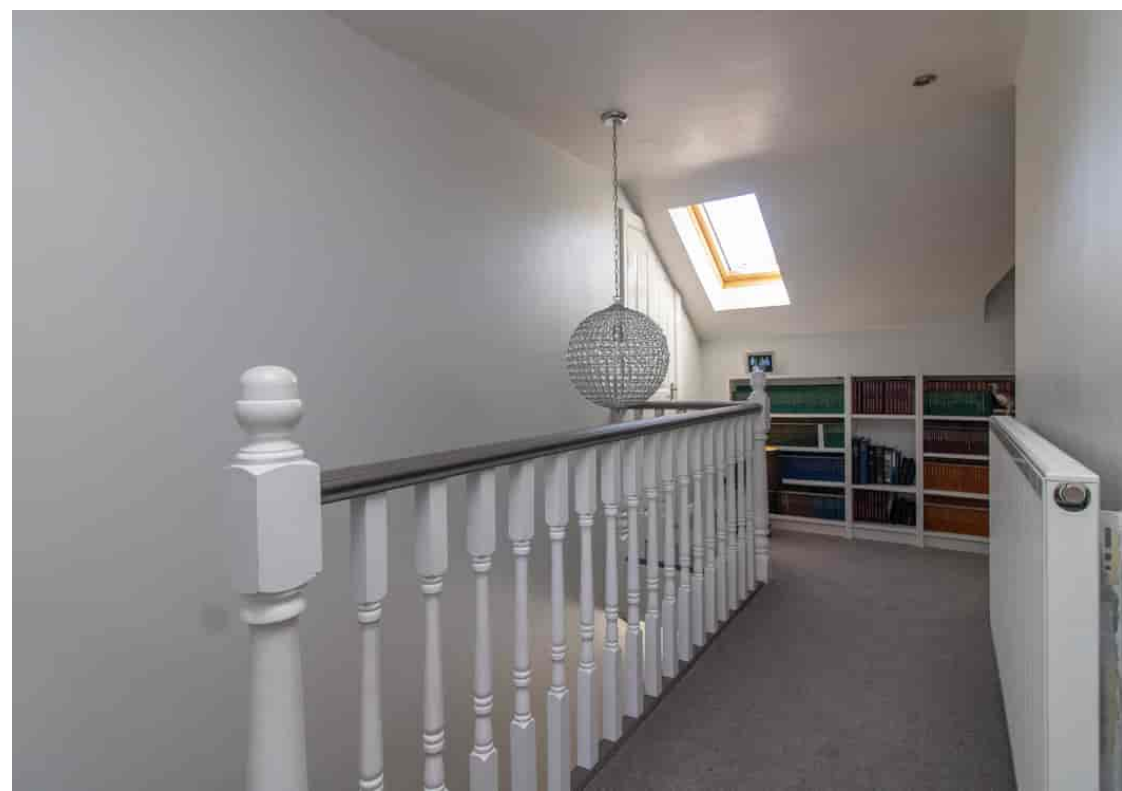
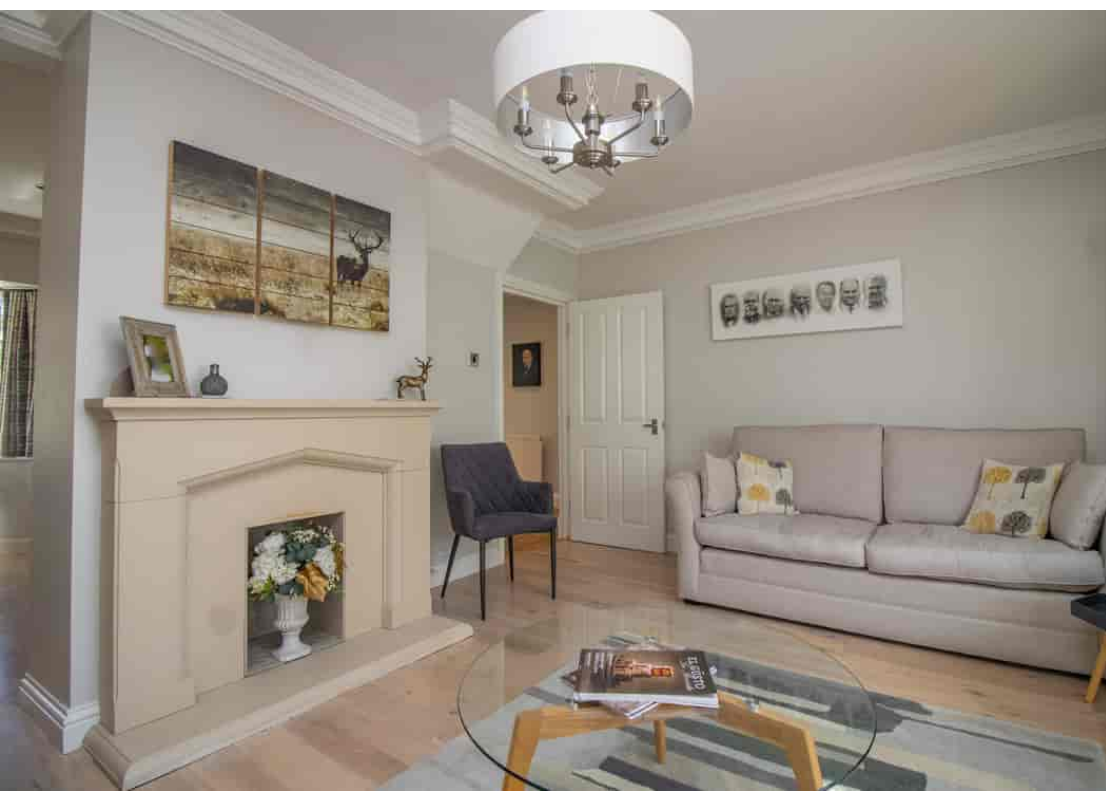
FAMILY BATHROOM

Four piece luxury suite comprising soaker tiled bath with shower attachment over, vanity sink unit, low level high flush WC and natural rainwater shower area, heated towel rail, Velux UPVC sealed double glazed window, large tiled splash backs with inset shelving.

OUTSIDE

Gravelled drivewayto front providing parking leading to detached double garage with up and over doors power and light. Raised sitting patio area with glazed border overlooking gardens with open aspect views, steps leading to tiered lawns with well stocked evergreen and floral beds.







SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

COUNCIL TAX BAND

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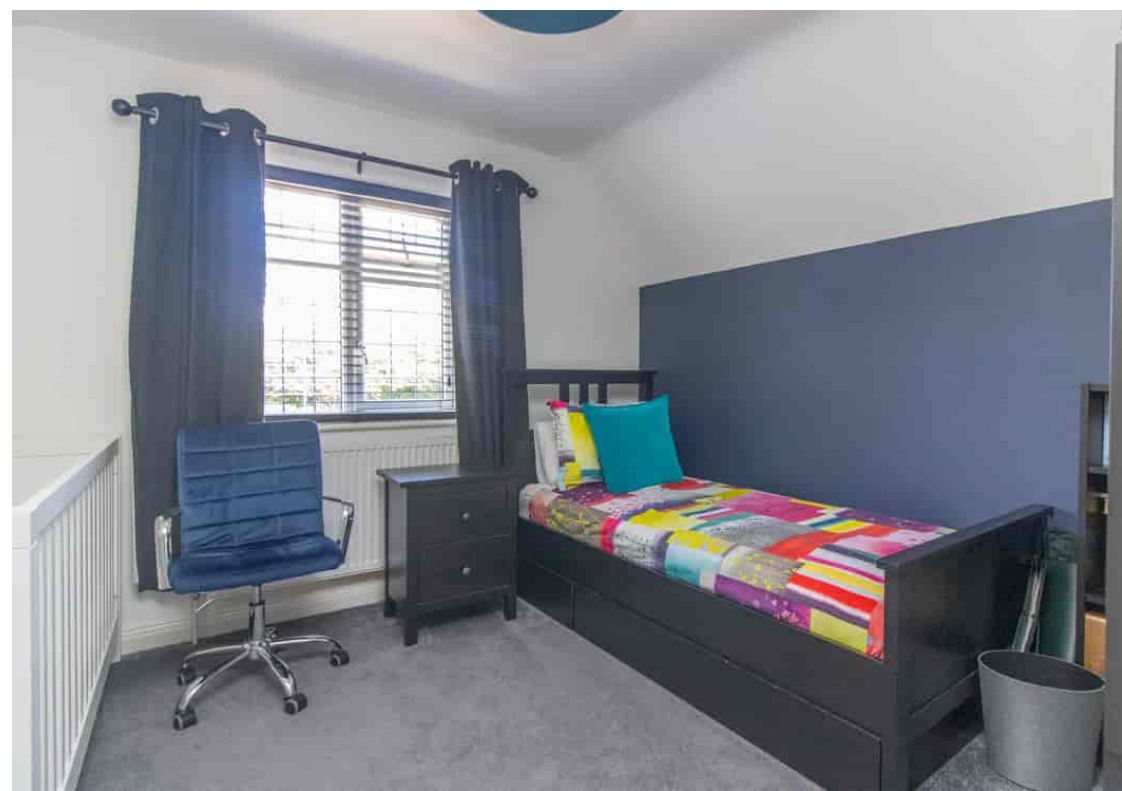
TENURE

Freehold.

EPC RATING

TBC











FLOOR PLANS

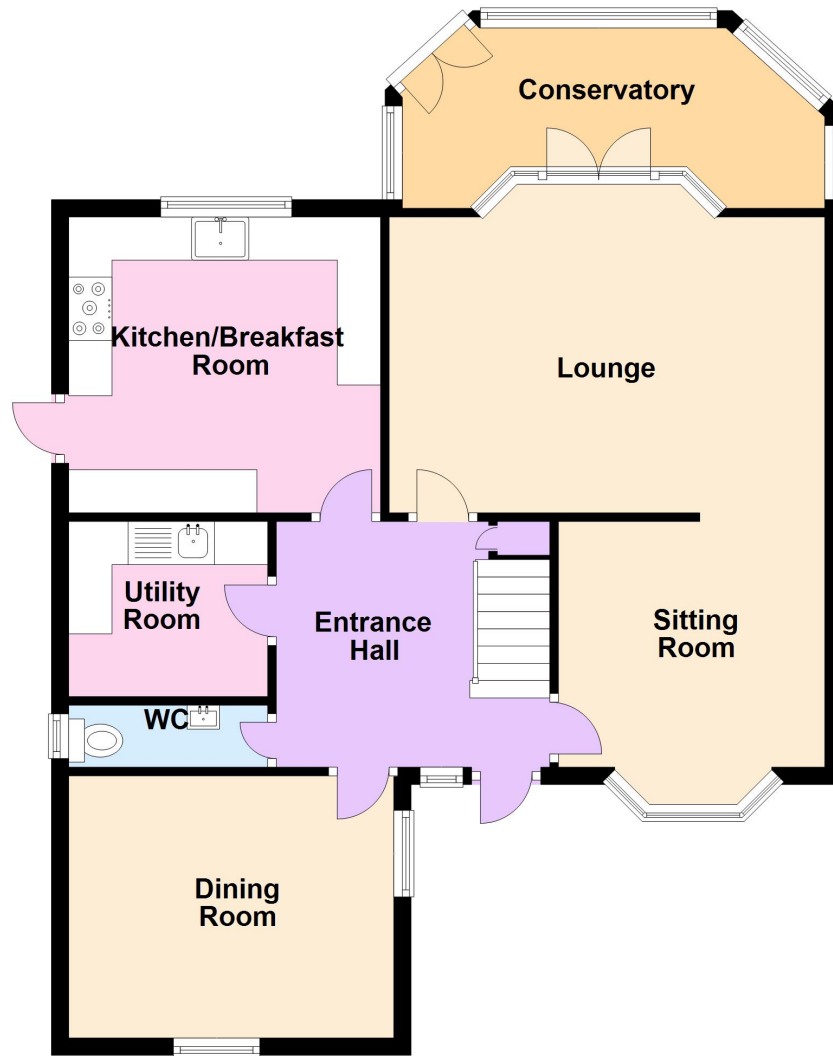
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose

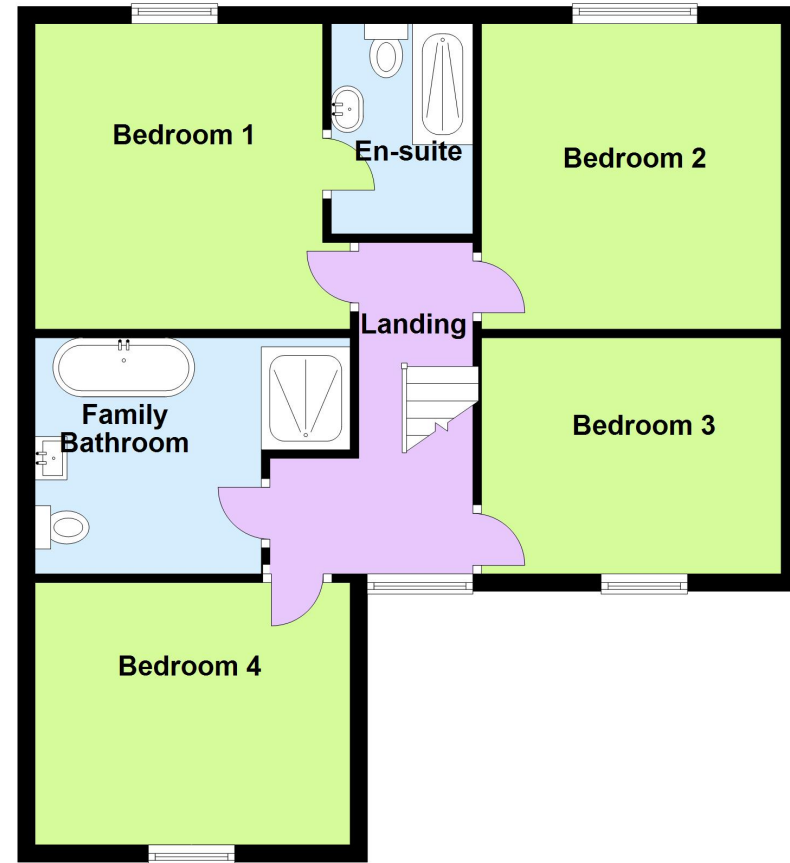
Ground Floor

Approx. 77.9 sq. metres (838.0 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.6 sq. feet)



Total area: approx. 144.2 sq. metres (1552.7 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

