

Cropston Avenue
Loughborough, LE11 4PR



Offered to market with a chain and enjoying a secluded position. Having off-road parking as well as a garage and generous rear garden.

Guide Price £375,000



John German 

Situated on this popular development towards the outskirts of the university town of Loughborough boasting excellent transport links both into the town itself and further afield with nearby access to the M1 motorway and East Midlands Airport.

The property enjoys an excellent plot with the driveway to the front offering off-road parking for multiple vehicles and a garage having an up and over door to the front.

The front door opens in to the hallway with stairs rising to the first floor and doors off to the lounge, kitchen and guest cloakroom.

The lounge is an impressive size, having a window to the front aspect and sliding patio door to the rear, which open to the conservatory/sun room, offering superb views out into the rear garden.

The kitchen is appointed with a combination of eye level and base units with work surface over, one and half bowl sink and drainer unit, integrated appliances including a gas hob and overhead extractor and a refitted double oven. The is adjacent access through to the dining area which has patio doors opening out to the garden.

The utility room offers additional storage space and work surface with undercounter appliance space and plumbing for washing machine.

Heading up to the first floor, the landing gives access to the four bedrooms and shower room. The bedrooms are all well proportioned and all feature windows to either the front or rear of the property.

These are serviced by the smart and stylish shower room, incorporating a walk-in shower enclosure, vanity hand, wash basin, WC and heated towel rail with complimentary tiling to the walls.

Externally, the rear garden is an excellent size and enjoys a good level of privacy. Having been landscaped, there is a patio with steps up to the main lawn area and further patio area towards the rear boundary. There is also additional space to the side offering a further seating area. The planted and maintained borders host a variety of plants and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.charnwood.gov.uk

Our Ref: JGA/19062023

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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