

Alexanders



Latimer Road

Cropston





# Latimer Road

## Cropston

- A superb detached family home
- Secluded mature rear gardens
- Beautifully fitted breakfast kitchen
- 19ft sitting room and separate study
- Principal bedroom with vaulted ceiling and en-suite
- Three further double bedrooms
- Contemporary four piece family bathroom
- Sought after position in the Charnwood Forest
- EPC Rating C

### General Description

Alexanders of Loughborough offer to the market this beautifully presented, extended detached family home set in mature grounds of circa 1/5th of an acre on Latimer Road in Cropston. There are superb walks around Cropston Reservoir and Bradgate Park on the doorstep of this superb Charnwood Forest location, along with excellent links to Leicester, Loughborough, Nottingham and Birmingham for schooling and commuters.

The property occupies an impressive plot of 1/5th of an acre or thereabouts, affording a private drive to the front with mature borders to the perimeter. To the rear are private rear gardens that have been landscaped and are now fully mature, boasting seating terraces, a generous lawn and beautiful borders/beds. There is also a timber built shed. Beyond the garden are playing fields, affording this lovely home a large degree of privacy.

The main house is in first class order throughout. Our sellers have sympathetically extended and updated the property to an exceptional standard, and there is now in excess of 2200 sq ft of floor area including the garage. In brief, the accommodation is laid across two floors and comprises in brief; Reception hall, sitting room, dining room, study, and a beautiful breakfast kitchen that opens into a contemporary glazed garden room with views across the plot to the rear. There is also a shower room, w.c, and utility room downstairs.



The first-floor landing gives access to four double bedrooms, a contemporary four piece family bathroom and a separate airing cupboard. The principal bedroom affords a vaulted ceiling, built in storage and en-suite facilities, and bedrooms two and three also afford built in wardrobes.

An internal inspection is essential to appreciate this superb family home. Viewing via the sole selling agents, Alexanders of Loughborough (01509) 861222. Virtual viewing available.

## Accommoadtion

### Reception Hall

9' x 6'9 (2.74m x 2.06m)

### Hallway

### Sitting Room

19'10 x 11' (6.05m x 3.35m)

### Dining Room

14'3 x 12' (4.34m x 3.66m)

### Breakfast Kitchen

22' x 12'4 (6.71m x 3.76m)

### Garden Room

13'6 x 12'5 (4.11m x 3.78m)

### Inner Hall

### Study

13'11 x 8' (4.24m x 2.44m)

### Utility Room

### Shower Room

### WC

### First Floor

### Bedroom One

15' x 10'2 (4.57m x 3.10m)

### En Sulte

8'2 x 3'3 (2.49m x 0.99m)

### Bedroom Two

14'6 x 9' (4.42m x 2.74m)

### Bedroom Three

12' x 9' (3.66m x 2.74m)

### Bedroom Four

11' x 10'4 (3.35m x 3.15m)

### Bathroom

10'2 x 8' (3.10m x 2.44m)

### Garage

20'3 x 11'2 (6.17m x 3.40m)

### Tenure

Freehold.

### Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band E.

### 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.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1455 SQ.FT.  
(135.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 746 SQ.FT.  
(69.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2201 SQ.FT. (204.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020



Viewing by appointment only

**Alexander's**

The Gate House, Churchgate

Loughborough

Leicestershire, LE11 1UE

Telephone Sales: 01509 861222

Email: [lbsales@alexanders-estates.com](mailto:lbsales@alexanders-estates.com)

### Important information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

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.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.