

# JAMES SELICKS

216 CROPSTON ROAD

ANSTEY  
LEICESTERSHIRE  
LE7 7BN

GUIDE PRICE £450,000



Set back from the road and occupying a large plot, this attractive 1930's detached family home offers spacious, versatile accommodation including two reception rooms, a sun room, three double bedrooms and two bathrooms, as well as a long driveway and a useful Severn log cabin.

Entrance hall • dining room • sitting room • dining kitchen • utility room • sun room • principal bedroom • en-suite • three further bedrooms • family bathroom • lawned frontage • driveway • landscaped rear garden • Severn log cabin • EPC - D

#### Location

Anstey offers a wide range of amenities catering for all day to day needs and is situated within a few minutes' drive of Bradgate Park; an area of national significance with many scenic walks and beauty spots. The area is extremely well placed for access into major centres of employment at Leicester and Loughborough, access to the M1 via the western distributor road, and is well served by popular schooling in the state and private sectors.

#### Accommodation

An arched doorway with uPVC and glazed front door leads into a spacious entrance hall with wood laminate effect flooring, housing the stairs to the first floor and creating a warm first impression. To the front of the property, a dining room with a bay window and a feature inset gas living flame effect fire, creating a bright space. The sitting room is inviting, complete with an electric fire with marble surround, a window and further bay style windows and single door leading out onto the garden.

The superb dining kitchen has been recently renovated with a good range of soft grey urban gloss eye and base level units and drawers, ample quartz preparation worktops with matching splashbacks, a polycarbonate sink and drainer unit with Quooker boiling water tap and a window above overlooking the front garden, inset ceiling spotlights and slate tiled flooring. Integrated Neff appliances include a dishwasher, a double oven (also functioning as a microwave) induction hob and an extractor unit. There's also a useful pantry cupboard and a boiler that's approximately three years old.

A utility room with matching units and flooring, provides space and plumbing for a washing machine and tumble dryer and access to a sun room with wood laminate effect flooring, a lovely additional reception space with garden access.

To the first floor is a split-level landing providing loft access and the extended principal bedroom. This generous double room enjoys a window to the front and benefits from an abundance of built-in wardrobes, cupboards and drawers. It also features its own en-suite with a patterned window to the rear, tiled walls and wood laminate effect flooring providing a three piece suite comprising a wash hand basin set into a vanity top with storage above and beneath, an enclosed WC and a step upto a glazed shower enclosure.

Bedroom two is another spacious double, positioned at the front of the house with a bay window and fitted wardrobes with mirrored sliding doors. Bedroom three overlooks the rear garden and is also a double with fitted wardrobes. Bedroom four is a single room, currently utilised as a study. The family bathroom completed the accommodation, offering a white three piece suite comprising a panelled bath with shower over, an enclosed WC and an inset wash basin with fitted storage beneath, a patterned window, chrome heated towel rail, part tiled walls and wood laminate effect flooring.





### Outside

The property is set back from the road, with a lawned area and planting adding to its kerb appeal, and a generous tarmac driveway providing off-road parking for at least six vehicles. To the rear of the house is a great size garden, thoughtfully landscaped with a patio entertaining area and lawn. There is a Severn log cabin purchased from Messrs Dunster House in October 2023 which has 44mm thick wall timbers, power and lighting, ideal for use as a garden room or home office, along with an additional garden shed and smaller storage area to the side, ideal for practical storage or hobbies.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Charnwood Borough Council

**Tax Band:** D

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Cable, 1000mbps.

**Construction:** Believed to be standard.

**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Wayleaves, Rights of Way & Covenants:** No sale of alcohol permitted on the land. No commercial or trade activities (except professional offices like architects).

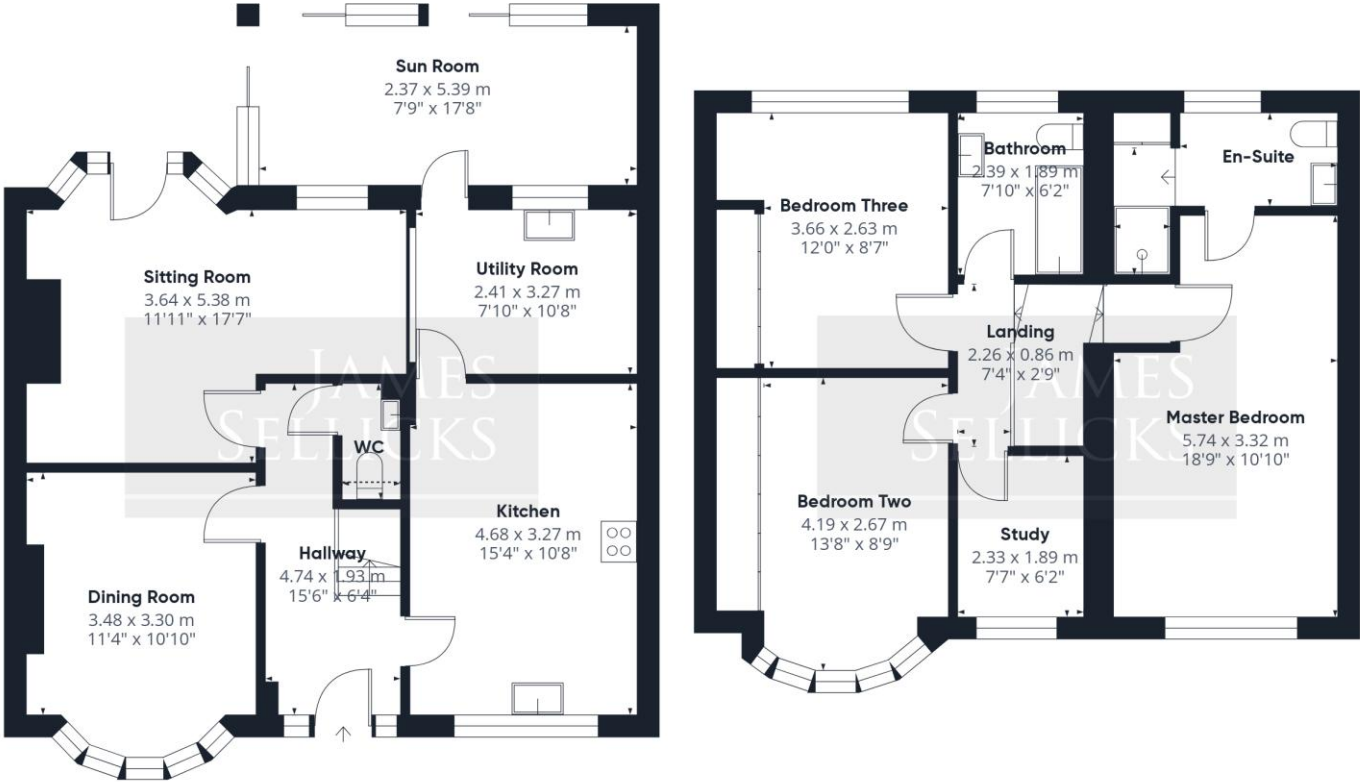
**Flooding issues in the last 5 years:** None our Clients are aware of.

**Planning issues:** A current permission is granted conditionally for a front porch and rear single-storey extension, a loft conversion and gable end roof. P/25/2320/2.









Approximate total area<sup>(1)</sup>

169.3 m<sup>2</sup>  
1824 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

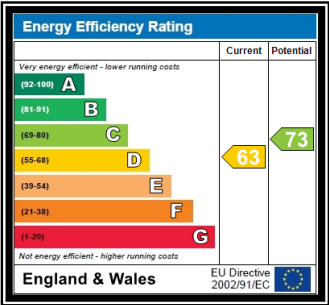
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

