

# JAMES SELICKS

## ORCHARD HOUSE

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77 STATION ROAD  
CROPSTON, LEICESTERSHIRE

GUIDE PRICE £600,000





Nestled on a fantastic plot in a green and private setting, this charming three bedroom family home boasts spacious accommodation retaining many original features whilst offering exciting potential for extension (subject to necessary planning permissions).

Entrance hall • two reception rooms • sun room • kitchen • utility room • cloakroom • three bedrooms • family bathroom • original wooden doors throughout • driveway • frontage • two single garages • lawned rear garden • EPC – E

#### Location

Cropston is a highly regarded north Leicestershire village, popular for its convenient location, with Leicester City Centre lying just eight miles north, neighbourhood facilities within the nearby village of Rothley, popular schooling in Loughborough and Charnwood Forest with its many scenic walks, beauty spots and parkland. The M1 motorway intersection point can be found at Markfield and local centres of employment at both Loughborough and Leicester can be accessed via the A6.

#### Accommodation

An elegant parquet tiled, wooden porch and stunning glazed and wooden door lead into a welcoming entrance hallway housing the beautiful return staircase to the first floor with an understairs storage cupboard beneath, picture rail and an opaque glazed window adding natural light and privacy. The spacious front reception room is light and bright, with a large bay window to the front, an additional window to the side, deep skirting, picture rail, and built-in shelving. The second reception room is cosy yet stylish with a window to the front, picture rail, a feature log burner set beneath a rustic wooden mantel with stained glazed windows either side and French doors with windows either side leading into a generously sized sun room in a unique S-shaped layout, with two sets of patio doors leading onto the garden, two roof lanterns with inset spotlights and tiled flooring flowing throughout the adjoining areas.

The spacious kitchen has wood effect tiled flooring and inset ceiling spotlights throughout and boasts an excellent range of eye and base level units and drawers with glazed display cabinets, wine racks, tiled splashbacks and blockwood preparation surfaces with an undermounted traditional Butler's style sink with mixer tap and window over to the sun room. Integrated appliances include a Beko dishwasher, a fridge and a New World stainless steel range style gas oven with seven-ring hob set within a tiled Inglenook recess with a feature oak beam lintel above. A lobby leads to a part tiled utility room with eye and base level units, a worktop, stainless steel sink and drainer unit, space for a washing machine and freezer and access to the sun room and a useful ground floor cloakroom with a low flush suite.

The first floor galleried landing boasts a fantastic, striking stained glazed window to the side. The generous master bedroom has windows to the front and rear elevations, picture rail and an excellent range of built-in, part-mirrored wardrobes with overhead cupboards and drawers. Bedroom two is another spacious double, with windows to the front and side, picture rail, double fitted wardrobes and matching bedside tables. Bedroom three is a large single, with a built-in cupboard with shelving (currently housing the boiler and water tank) and a window to the rear elevation. The family bathroom is beautifully presented with a Victorian style four piece suite comprising a freestanding rolltop bath on claw feet with shower attachment, a low flush WC, a large double shower enclosure with a drench shower head and a pedestal wash hand basin with fitted mirror over. There are opaque glazed windows to the rear and side, a chrome heated towel rail, part tiled walls and tiled flooring.











### Outside

The property is approached via a gated driveway providing ample car standing and access via the side of the house to the single garage which has an electric door and power. The front garden is mainly laid to lawn with mature trees and shrubs, offering curb appeal. The rear garden is just beautiful. Well-established with a variety of mature trees and shrubs, it offers exceptional privacy, a lovely paved patio entertaining area and steps leading down to beautiful large lawned gardens with a variety of shrubs and trees.

**Tenure:** Freehold

**Local Authority:** Charnwood Borough Council

**Tax Band:** F

**Listed Status:** None.

**Conservation Area:** Cropston.

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

**Broadband delivered to the property:** Fibre, speed unknown

**Construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.

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

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

**Planning issues:** None our Clients are Aware of.



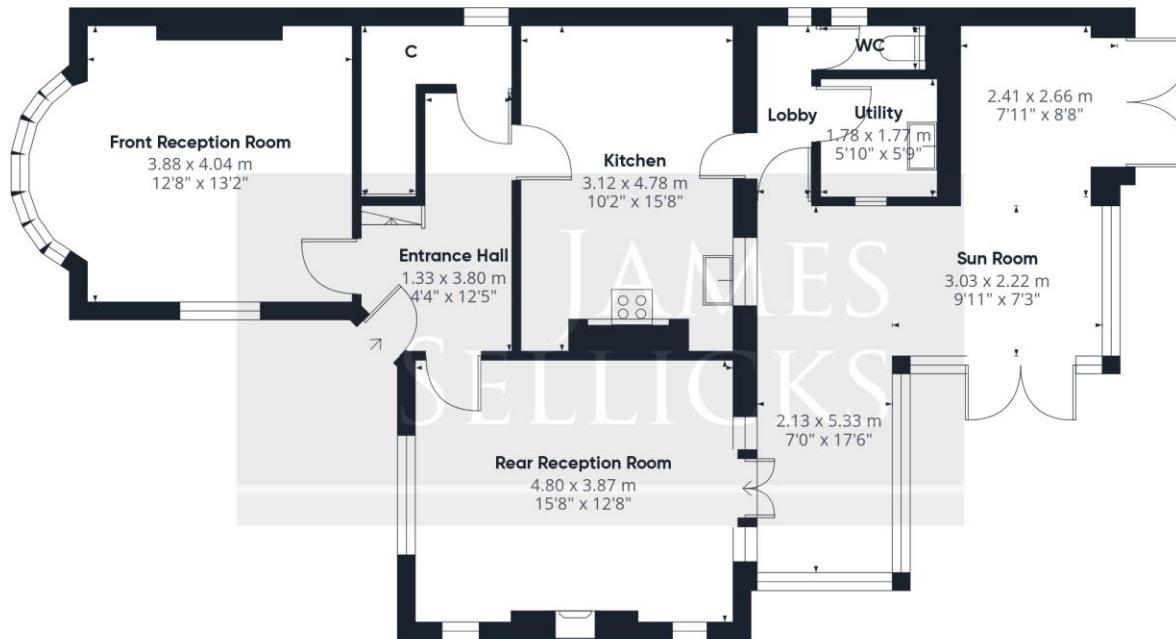




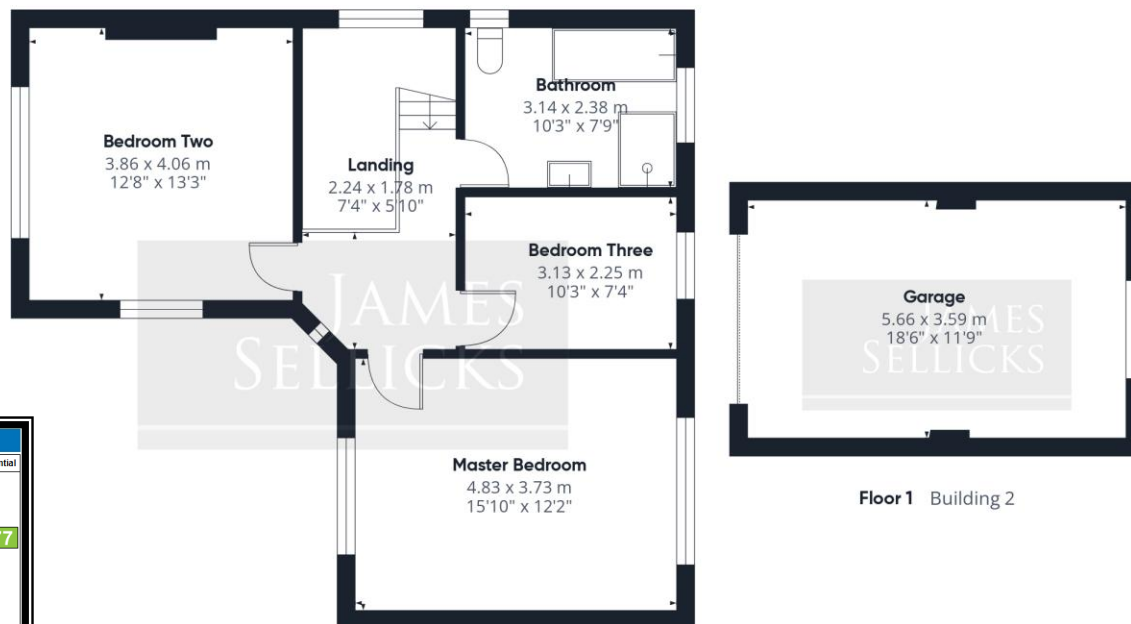








**Floor 1** Building 1



**Floor 1** Building 2

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

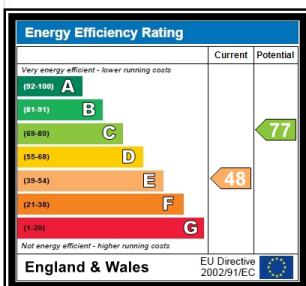
169.3 m<sup>2</sup>

1823 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**



**Floor 2** Building 1



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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.

