



Thistle Close, Cropston

This beautifully renovated three-bedroom detached bungalow is situated in a peaceful cul-de-sac within the desirable village of Cropston. It offers spacious single-story living, a double garage, and attractive gardens, making it perfect for those seeking comfort and tranquility near open countryside. Updated by the current owners, the home is in turnkey condition, combining modern features with a charming setting. This property provides an excellent opportunity for comfortable, low-maintenance living in a sought-after location.

- Renovated, immaculately presented three double bed roomed detached bungalow
- Quiet cul-de-sac position in the heart of Cropston
- Spacious detached double garage and private driveway with ample parking for several vehicles
- Generous light-filled, open-plan living room and dining room
- Stunning orangery, a bright comfortable retreat, a peaceful spot to unwind
- Beautifully fitted dining kitchen, benefiting from integrated appliances
- Stylishly refitted bathroom and Ensuite
- Available with NO UPWARD CHAIN

LOCATION

Cropston is an exceptionally desirable village located on the edge of Charnwood Forest and adjacent to Bradgate Park and Cropston Reservoir. The area provides immediate access to beautiful countryside walks and outdoor pursuits, with popular landmarks including Old John, The Beacon and The Outwoods. Local amenities and schooling can be found in nearby Rothley and Anstey, with two local pubs and excellent links to Loughborough, Leicester and the M1.







Accommodation

The property features a welcoming, spacious entrance hallway that leads into the main living areas. The dining kitchen has been tastefully renovated, showcasing a range of shaker-style fitted cupboards complemented by granite worktops and a tiled splashback. Modern appliances integrated into the kitchen include a fridge/freezer, dishwasher, NEFF double oven/microwave, warming drawer, induction hob with extractor fan, washing machine, and dryer. There is ample space for a dining table, along with a convenient side access door for ease of entry and exit.

The open-plan living and dining room is a bright, inviting space situated at the rear of the property. It can be accessed from the hallway or kitchen. The living area features a cosy brick fireplace with an electric fire, and an archway connects it to the dining area, which benefits from patio doors opening to the garden. The orangery, a beautifully designed and generously proportioned addition, offers a versatile living space. It boasts an impressive roof lantern, creating a light-filled environment ideal for relaxation or entertaining. There are three double bedrooms. The primary bedroom, located at the front of the house, includes built-in wardrobes and a stylish, recently refitted ensuite shower room. The second double bedroom, situated at the rear, also features built-in wardrobes and a dressing table. The third bedroom is currently used as a home office and has access to the orangery, providing flexibility for various needs.

The family bathroom features a comprehensive design with full tiling, a bath, a separate corner shower, a vanity with basin, WC, and heated towel rail. The property blends modern updates with practical living spaces, creating a comfortable, stylish home that balances functionality and contemporary

OUTSIDE

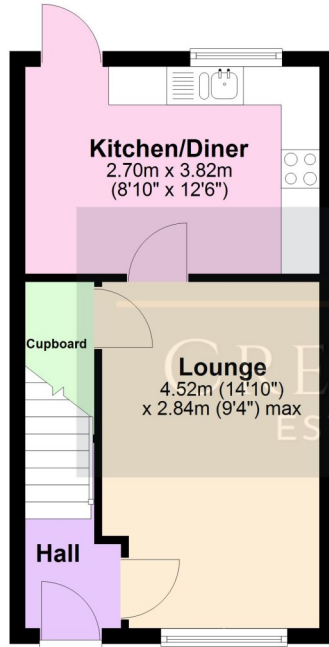
The property is situated well back from the road, featuring a spacious private driveway leading to a detached double garage. The private rear garden, mainly laid to lawn, includes two patio areas accessible from the orangery. Beautifully landscaped with mature trees and shrubs, the garden offers a tranquil setting. Gated access provides convenient entry to the front of the home, enhancing privacy and security.



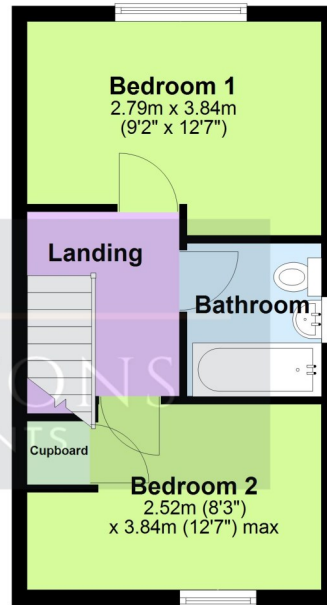


Glenfrith Gardens | Mountsorrel

Ground Floor
Approx. 28.1 sq. metres (302.0 sq. feet)



First Floor
Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 56.6 sq. metres (608.8 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

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		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



