

Cropston Road, Anstey

Leicester

Guide Price £359,950

The Property

Set on Cropston Road in Anstey, this extended four-bedroom semi-detached home has a vaulted open-plan kitchen and living space, a bespoke boot room and an established garden with its own home office. It sits well back from the road behind a wide block-paved driveway with room for several cars and an EV charging point. The front of the house has a smart rendered ground floor below red brick and a timbered gable, finished with a heritage green front door.

The lounge sits at the front of the house. A broad bay window brings in plenty of light, and the log burner sits within a painted surround with fitted shelving in the alcoves on either side. Oak flooring runs through the ground floor and leads into the rear extension, which is the heart of the home. Here a vaulted ceiling with a Velux rooflight and French doors to the garden fill the room with light. The kitchen is fitted with Shaker-style cabinetry and crisp white worktops. It has an induction hob, eye-level integrated ovens, a wine cooler, dishwasher drawers and tall larder cupboards. There's plenty of room for a family dining table, plus a relaxed sitting area with a built-in media wall and shelving.







The former garage has been converted into a bespoke boot room, fitted with oak cabinetry, a window seat, open shoe storage and navy panelled walls. It keeps coats, shoes and sports kit neatly out of sight. A utility room has matching green cabinetry, stacked laundry space and a sink, and there's also a tiled ground floor WC.

Upstairs are four bedrooms. The main bedroom has a bay window to the front. Two further doubles have fitted sliding wardrobes, and the fourth bedroom works well as a single, nursery or study. The family bathroom has a walk-in shower with a rainfall head and metro tiling, a separate bath, a floating vanity unit and a heated towel rail, all set against rich olive walls.

At the back, a paved terrace beneath a timber pergola makes a natural outdoor dining spot, with raised planters set around it. Beyond the terrace, a lawn runs down the garden between mature hedging. At the far end, a rendered outbuilding houses a home office with a full-width oak desk and built-in shelving, giving you a proper separation between work and home. Next to it, a covered seating area is a sheltered place to sit out well into the evening.

The Location

Anstey is a popular village on the edge of Charnwood. It has its own shops, pubs and primary schooling, and Bradgate Park, Cropston Reservoir and Swithland Wood are all close by. The nearby villages of Cropston, Newtown Linford, Thurcaston and Groby are within easy reach. The A46 gives quick access to the M1 and to Leicester city centre, around five miles away, and from Leicester station London St Pancras is a little over an hour by train.













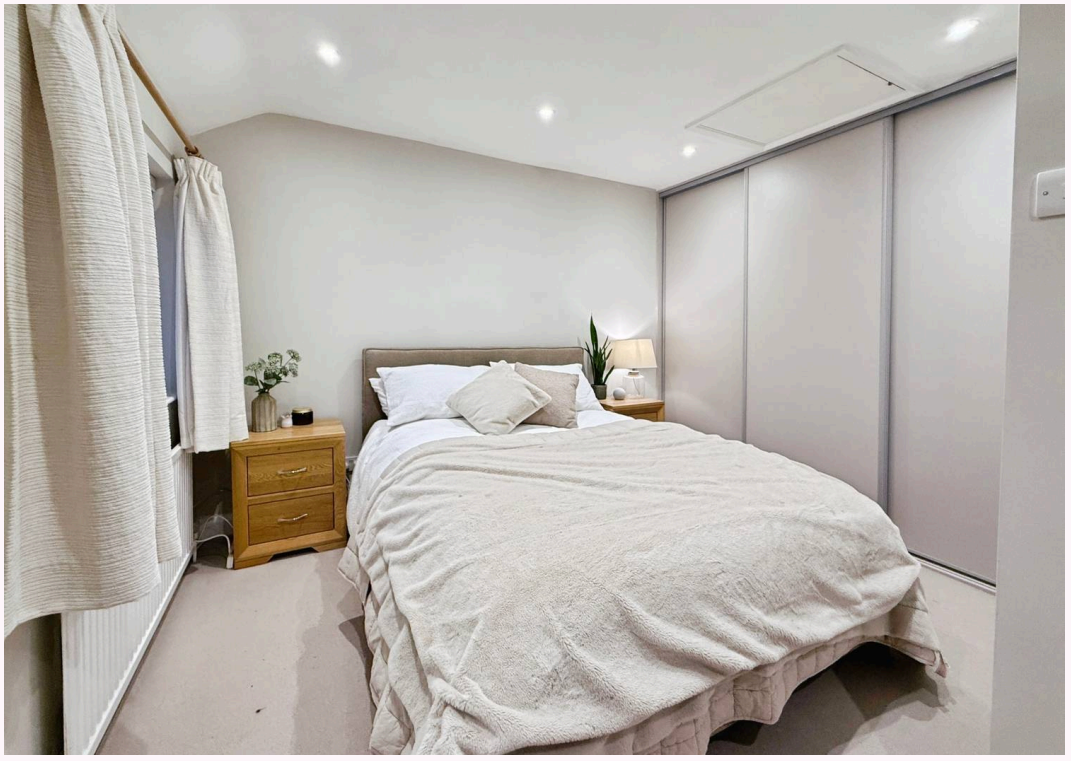
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

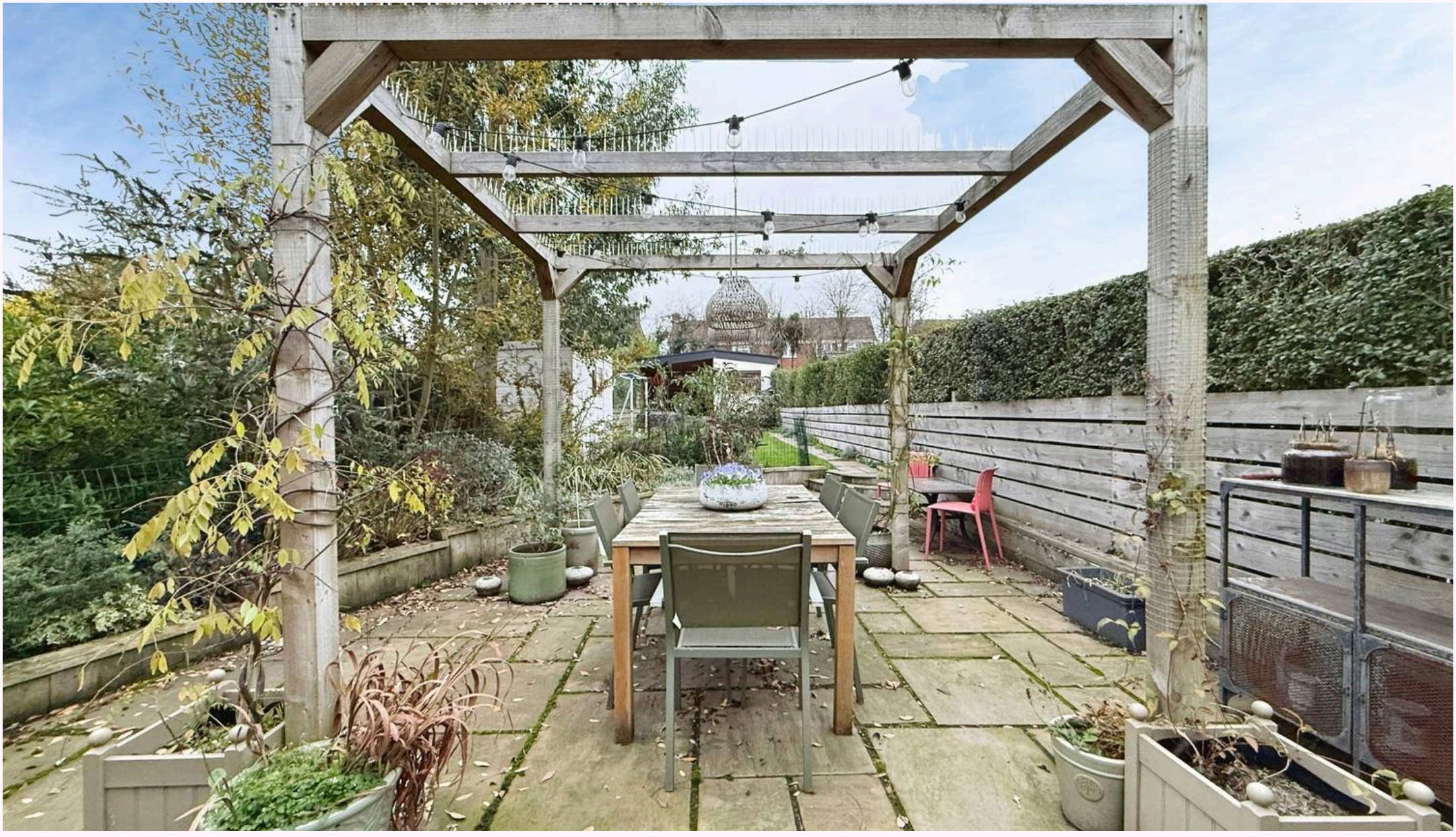
- Extended Four Bedroom Semi-Detached Home
- Vaulted Open-Plan Kitchen, Dining and Living Space
- Shaker-Style Kitchen with Integrated Appliances and Wine Cooler
- Bay-Fronted Lounge with Log Burner and Oak Flooring
- Former Garage Converted to Bespoke Boot Room and Utility
- Rear Garden with Pergola Terrace and Home Office
- Block-Paved Driveway with EV Charging Point
- Freehold with EPC Rating D











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