

Cossington Road

Sileby, Loughborough, LE12 7RR

John German



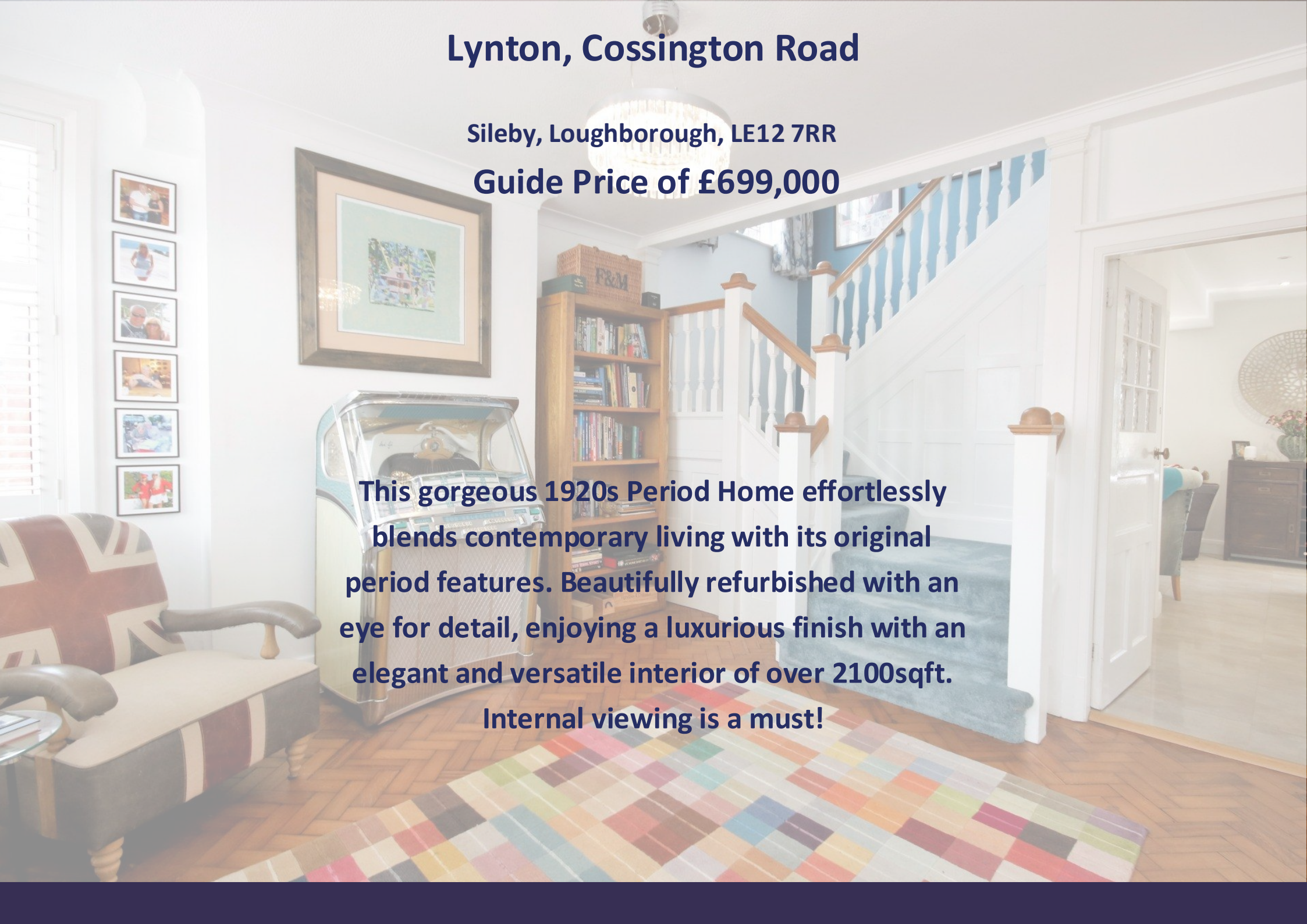


Lynton, Cossington Road

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Guide Price of £699,000

This gorgeous 1920s Period Home effortlessly blends contemporary living with its original period features. Beautifully refurbished with an eye for detail, enjoying a luxurious finish with an elegant and versatile interior of over 2100sqft. Internal viewing is a must!



Since purchasing the property in 2015, the current owners have taken great care to preserve the original features such as the beautiful parquet flooring and stained-glass picture window whilst undertaking an exhaustive refurbishment programme. The luxury living, family breakfast kitchen and exquisite family bathroom are just two particular highlights within this house of many features which can only be fully appreciated upon personal inspection.

Standing proud, this substantial home sits well back from the road with its tall, distinctive chimneys and large bay windows discretely positioned behind mature screening hedgerow, with wrought-iron ornamental double electric gates opening onto an expansive paved frontage which provides plentiful, secure parking, alongside access to a large single garage with feature timber entrance door.

Having a versatile interior of over 2100sqft, you will certainly not be short of space! The tall, original entrance door opens into the most impressive and versatile entrance reception room, having dual aspect windows fitted with high quality shutters which flood the space with light, whilst mellow wood parquet flooring runs underfoot.

Directly ahead is a feature, wide turning staircase with half-landing and a tall stained glass picture window sitting prettily above. Gorgeous original arched double doors from the right of the reception room open to reveal an excellent sized sitting room, centred around a lovely marble feature fireplace, together with matching parquet flooring and high-quality shutters to the lovely walk-in bay window and side aspect.

Perfect for family life and entertaining, the heart of the home is indeed the open plan living, breakfast kitchen which is a magnificent 8m long, set across the rear of the property with walk-in bay window and bi-fold doors leading you out onto the wide patio area; perfect for summertime BBQs. The gardens are private, laid to lawn and maturely planted, as well as having a shed with power, plus side gated access.

Seamlessly, the living kitchen area combines two areas into one, creating a space perfect for family living with the bespoke, contemporary kitchen area being the centre point of this space and beautifully appointed having high gloss cabinets and a large, feature central island with a distinctive 3m long Dekton Trilium worktop, and hidden undercounter LED lighting. There is an inset sink unit with Quooker boiling tap, together with a glass induction hob set beneath a beautiful Faber up and down extractor housed within an ornate hand poured glass chandelier. The kitchen comprises a range of further high-end integral appliances from NEFF and Siemens, to include hob, self-cleaning oven, combination microwave/oven, warming drawer, and dishwasher. There is more than enough space for formal dining, together with a breakfast area.

Adjacent to the kitchen is a practical utility room with a door to the front and a guest cloakroom leading off.

Last but not least is the family room, being set off the kitchen it makes for an ideal playroom/TV room, or perhaps an office for those working from home. Internal access is given to the garage and sliding patio doors offer lovely views across the gardens and give direct access outside.

On the first floor leading off a generously sized central landing, you will find there are four bedrooms and two bathrooms. Particular attention must be drawn to the sumptuous principal bedroom with its stripped floorboards, fitted wardrobes and wide, shuttered side and bay windows which fill the room with light whilst affording views across to the Cossington Meadows Nature Reserve. Bedroom two has the benefit of French double doors opening out over the rear gardens, as well as its own private en-suite shower room.

Being almost 5m in length, the family bathroom is a stunning and luxurious room, perfect for relaxing and soaking any troubles away. This room has high end fittings, beautifully tiled walls and a striking chess board tiled floor. At one end, set beneath dual aspect windows is a prestige Villeroy and Boch free standing contemporary bath with remote, temperature controlled fill. Complimenting this is the large, walk-in smoked glass shower enclosure with feature tiling and rainfall shower head. Completing this room is a towel radiator, wall-mounted WC and a large, floating feature vanity unit with deep drawers and a seamless glass sink and countertop over.

The heated, partly converted attic room/den has a double-glazed window and offers excellent potential to further convert as additional living space (subject to the necessary consents).

Ideally located between Leicester and Loughborough, Sileby has much to offer a buyer, featuring a wide range of independent shops and a bustling high street to include coffee shops, florists, hair and beauty salons, Dentist, village pub, Chine Veterinary Practice, gym, and access to the wonderful Cossington Meadows Nature Reserve which lies next to the River Soar which is worth a visit all year round, especially in the winter! For the commuter, Sileby also has the benefit of its own railway station, offering access to London, Lincoln, Leicester, and Nottingham.

The village is within easy reach of the A6 bypass which provides rapid access to the market town of Loughborough and Leicester City Centre, as well as links to the A46 and M1 motorway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

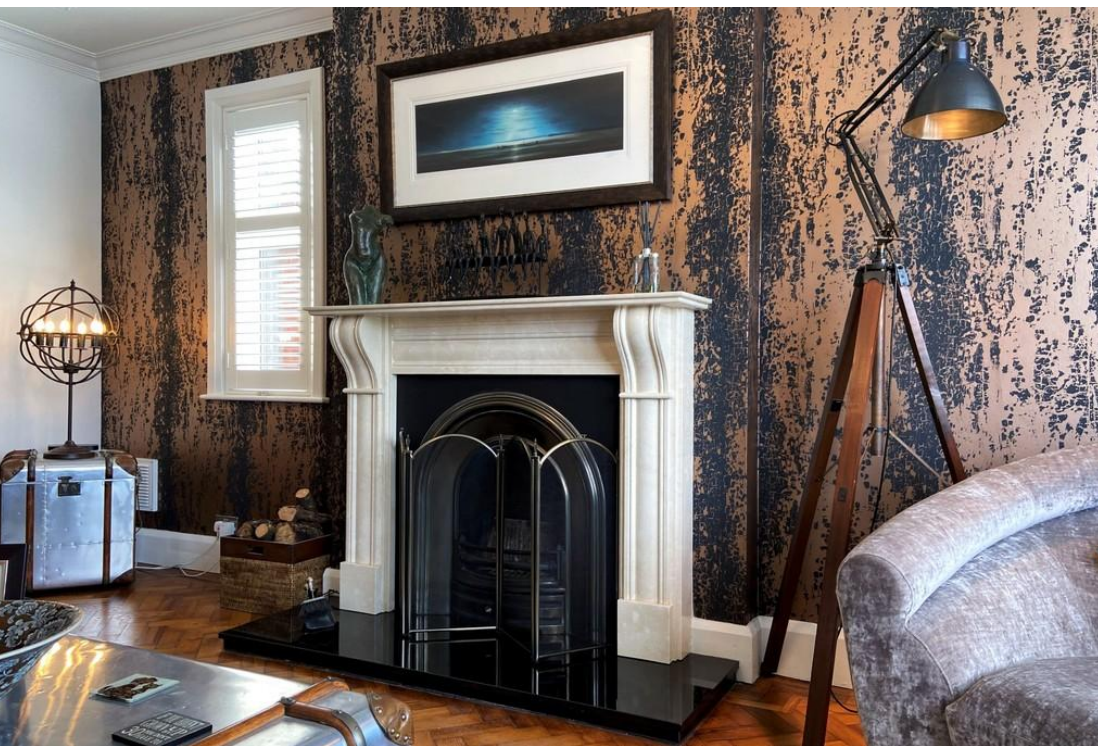
www.charnwood.gov.uk/pages/planning_applications

Our Ref: JGA13042022

Local Authority/Tax Band: Charnwood Borough Council / Tax Band F



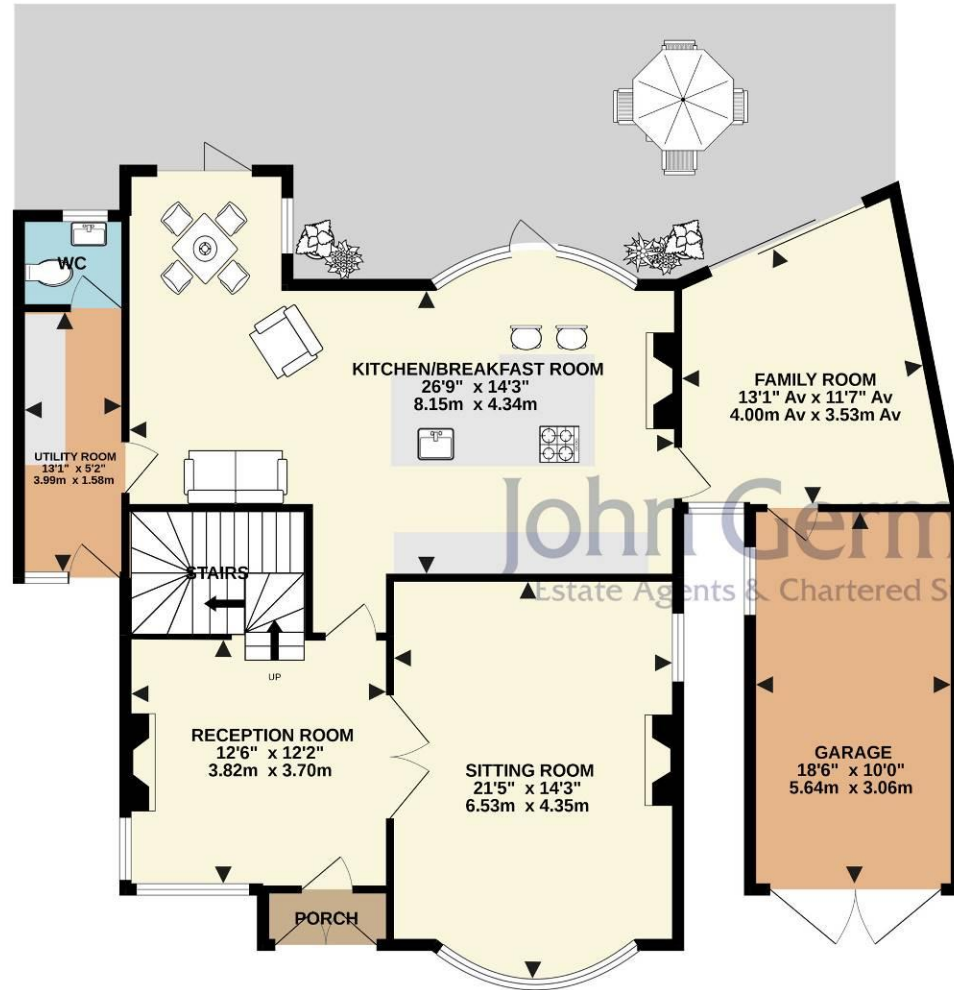




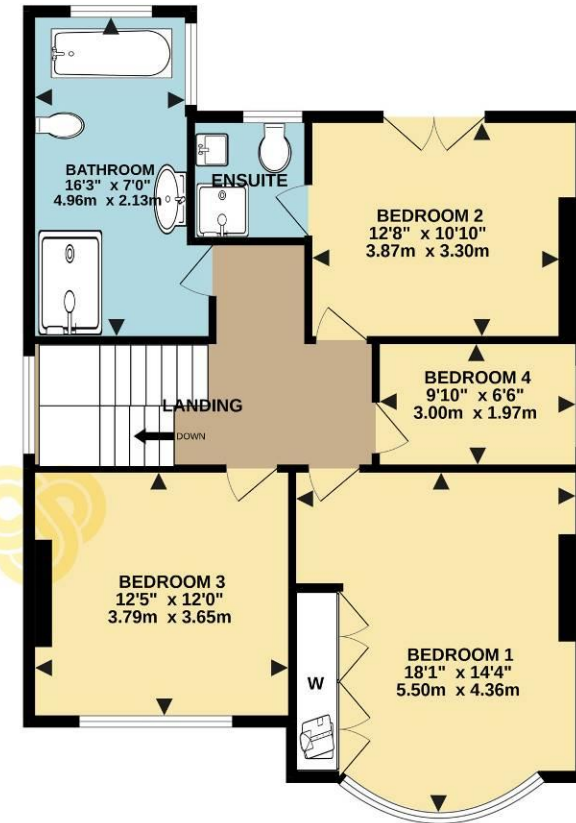




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

loughborough@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
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