

Cossington Road

Sileby, Loughborough, LE12 7RS

John German





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£525,000

Sitting on a wonderful 1/3 acre garden and thoroughly refurbished to a high quality contemporary specification, this fabulous home offers quality and space in abundance.



To the front is a wide open porchway and quality composite entrance door giving access to the attractive reception hall which has high quality engineered oak flooring and dogleg stairs off with balustrade. Leading off the hall is a cloaks cupboard in addition to a fitted cloakroom/WC which also has an engineered oak floor and a contemporary fitted suite.

From the hallway there is access to a spacious lounge having inset living flame gas fire and bow window overlooking the front whilst there are glazed double doors leading into the fabulous open plan family room/kitchen which stretches across the rear. This was a recent extension spanning the whole rear of the property lit by four wonderful Velux roof lights together with French doors and picture windows overlooking the spacious garden. There is an attractive laminate floor throughout and the kitchen area is superbly fitted with base and wall units having attractive work surfaces, an extensive breakfast bar with inset wide 1.5 bowl ceramic sink, chrome mixer tap and splash backs. High quality inset appliances include induction hob with decorative splashback, AEG electric fan oven, AEG microwave, dishwasher and fridge. From the kitchen there is a gorgeous open plan sitting area overlooking the garden with log burner mounted on a tiled hearth together with glazed doors back into the lounge. Furthermore, off this living space is a versatile separate dining or family area with a door returning back to the hallway. The kitchen also benefits from a separate utility room being extensively fitted with an excellent range of high level and base storage units to match the kitchen together with worktops, a stainless steel sink and chrome mixer tap with splashbacks. There are appliance spaces with plumbing for an automatic washing machine, space for a large fridge freezer together with a door leading to the side carport and return door to the hallway.

The dog leg stairs lead up to an attractive galleried style landing which has a window to the front and loft access that houses the pressurised gas central heating boiler and water system. Across the rear is a very spacious and luxurious master bedroom with a range of fitted wardrobes and dual aspect windows overlooking the rear garden enjoying extensive distant views beyond. The master bedroom has the benefit of a luxury, beautifully fitted shower room with integrated wash hand basin and WC, walk in shower with glazed enclosure and a heated towel rail.

There are two further double bedrooms in addition to a luxury fully fitted family bathroom in a contemporary style with deep bath in tiled surrounds, fitted units with inset wash hand basin and WC, quality tiled flooring, heated towel rail, a separate tiled shower cubicle with glazed enclosure, LED ceiling lights and shaving point.

The property enjoys a wide frontage with a block paved drive leading to the garage together with attractive gravelled and paved fore garden with planted borders. The garage is equipped with up and over door, power, lighting and door to the rear. To the side of this is an additional block paved drive with five bar field gate leading to a high level car port which has electric roller door giving access to the rear and an outside tap. All this being ideal for those who wish to store a caravan, motor home or boat.

The third of an acre rear garden is simply superb having been attractively landscaped with a spacious sandstone paved terrace with decorative walling and steps leading down to extensive lawn areas with raised planted borders and decorative screening together with a further covered patio outdoor living area ideal for entertaining family and friends with lighting including five outdoor sockets and two within the garden plus a large garden shed. Beyond this there is yet a further lawn with raised vegetable borders, fruit trees and a useful log fuel storage.

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

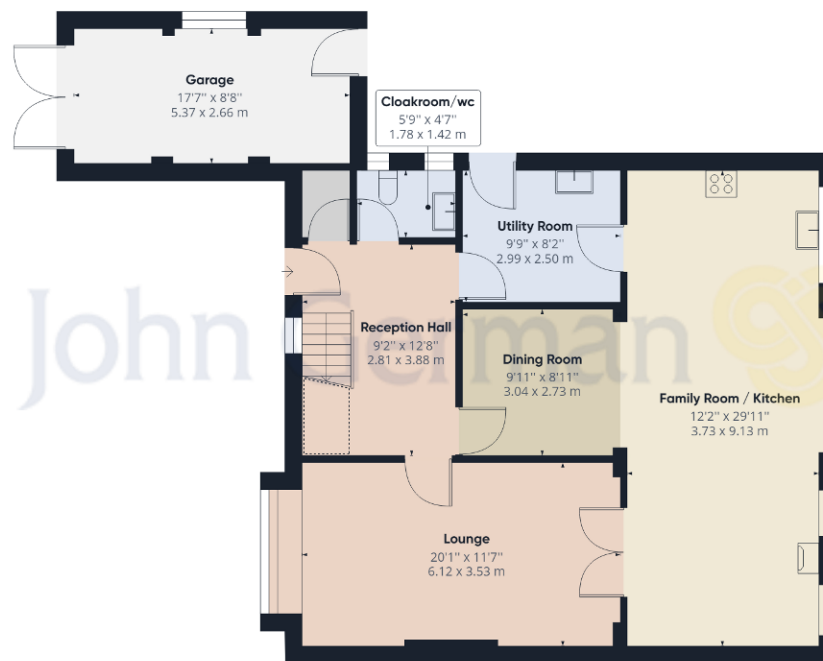
Services: Property benefits from a dual zone pressurised gas central heating and hot water system.

Useful Websites: www.charnwood.gov.uk

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







Ground Floor Building 1

Approximate total area⁽¹⁾

1653.46 ft²

153.61 m²

Reduced headroom

9.37 ft²

0.87 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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