

Main Street

Costock, Loughborough, LE12 6XD

John German







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£550,000

This stunning period home has been meticulously renovated retaining many period character features and offers very appealing family accommodation in an attractive village setting close to the local park and with good access to both East Leake and Nottingham.

The property is entered via a solid period door into the fabulous reception hallway which has an engineered oak floor and a superb triple storey feature oak staircase with attractive balustrade and gallery landing to the first floor above. There is also a range of useful fitted storage cupboards below.

Off the hallway is a modern contemporary style shower room having a tiled shower with glazed enclosure, WC, pedestal wash hand basin and tiled flooring and surrounds.

On the right hand side of the hallway is a most pleasant sitting room which has feature beams and a Victorian style open fireplace with pine surround and picture windows to both front and rear, those at the front having an interesting etched glass finish. There is also a range of zoned downlights to create moods and features.

Moving to the other side of the hallway is a dining room or snug which also has an interesting and impressive brick inglenook style fireplace with inset log burner and beam over, together with bifold doors opening out onto the rear southerly facing garden and a range of built in storage cupboards.

The kitchen/dining room features exposed beams and is attractively fitted with a range of base units and worktops having a Belfast sink with mixer tap, space for a range cooker with tiled splashbacks and extractor hood over and an integrated dishwasher.

Moving from the kitchen, there is a side hallway which also gives access via an internal door to the adjacent garage and a door leading out onto the drive. From the rear hall there is a very attractive office or playroom which features bifold doors, again opening onto the southerly facing rear garden.

On the first floor, there is a very attractive galleried landing with oak balustrade and further stairs leading off to the second floor. There is an attractive double bedroom which has a feature brick chimney breast and fireplace together with painted beams, varnished floorboards and dual front to rear aspects. A glazed door leads to an inner half landing with the master bedroom, bedroom three and family bathroom off. All of which could function as the master suite comprising master bedroom with a dressing room and en suite bathroom if required. The master bedroom has a lovely vaulted ceiling with exposed roof purlins and timbers and some feature brick work, which combined with a dual aspect windows make this a wonderfully light and characterful room.

Rising to the second floor, there is a fantastic character double bedroom with lovely exposed roof timbers and an en suite shower room, making this a perfect alternative master bedroom or a very comfortable guest bedroom. On the opposite side of the landing, there is also a further feature double bedroom again with lovely roof timbers, making this room a very attractive study as an alternative.

Outside there is a broad driveway providing good off street parking and giving access to the attached garage which is quipped with an electric roller door, power, light and useful loft storage.

To the rear of the property is a very private walled ornamental garden which has an attractive southerly facing aspect and is very child friendly and safe, plus also is an ideal entertaining area with outdoor dining options and has a lawn with attractive borders and planting.

At the front of the property is an ornamental fore garden with gravelled paths leading to the impressive front door. Costock Park is very nearby along with a good village pub.

Agents note: The property is within a conservation area.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band E

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

<http://www.rushcliffe.gov.uk/>

Our Ref: JGA/16052024

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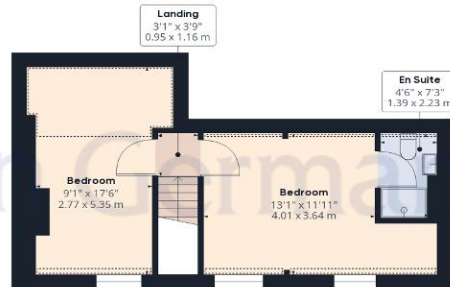




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1882 ft²

174.84 m²

Reduced headroom

82.65 ft²

7.68 m²

(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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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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