



125 Cossington Road  
Sileby, Leics LE12 7RP

MOORE  
&  
YORK



Property at a glance:

£169,950



This deceptively spacious terrace home offers a loft conversion creating a third bedroom

### GENERAL INFORMATION

Sileby is a popular village location ideally placed for access to the university town of Loughborough which offers a range of amenities to include renowned schooling, the university and colleges as well as a wide range of shopping and recreational pursuits. Sileby is also well placed for the city of Leicester which is a major centre of employment.

The village itself offers a good range of amenities to include shopping for day to day needs as well as various public houses and places of worship.

### EPC RATING

We are awaiting the EPC for this property.

### FRONTAGE

The property sits back from the road behind

a front forecourt with low level decorative walling and an attractive gravelled space with planting for interest. The forecourt is shared with one adjacent property with a central entryway between the two leading to the rear garden. There is a canopy porch with timber supports and a tiled roof which leads internally via a UPVC double glazed Georgian style fan light door to:

### FRONT LOUNGE

3.54m x 3.33m (11'7" x 10'11")

Having a feature fireplace and dado height panelling, built in cupboard, coving, ceiling light point, radiator and UPVC double glazed window to the front elevation. A door leads rearwards to:

### INNER LOBBY

With under-stairs store off and opening into:









## **DINING ROOM**

3.55m x 3.16m (11'8" x 10'4")

With ceiling light point, double radiator, turning staircase leading off to the first floor and a small step and peninsular unit leading up and off rearwards to:

## **KITCHEN**

3m x 2.77m (9'10" x 9'1")

Having fitted base and eye level units in shaker style with rolled edge work-surfaces, corner sink with prep bowl drainer and mixer tap, in-built white finish Whirlpool electric fan oven/grill with separate four ring Belling hob and extractor above, space for upright fridge/freezer and washing machine, breakfast bar, radiator, tiled floor, double glazed velux skylight and additional sealed unit double glazed window to the rear elevation. A multi paned glazed door leads to:

## **REAR LOBBY**

1.77m x 1.12m (5'10" x 3'8")

With half glazed door to the side elevation, pendant light point, radiator and a door leading rearwards to:

## **BATHROOM**

2.12m x 1.81m (6'11" x 5'11")

Partially tiled with a three piece white suite comprising WC, pedestal wash basin and panelled bath with hand shower, radiator, ceiling light point, extractor fan and obscure

sealed unit double glazed window to the side elevation.

## **FIRST FLOOR LANDING**

Having smoke alarm, light point and stairwell intrusion. Doors give access off to bedrooms one and two and a further door leads to a second landing space with recessed down-light and additional staircase rising to the second floor.

## **MASTER BEDROOM**

4.40m x 3.36m (14'5" x 11'0")

Having radiator, built-in wardrobe to corner and UPVC double glazed window to the front elevation.

## **BEDROOM TWO**

3.30m x 2.18m (10'10" x 7'2")

Having a corner cupboard housing the property's modern central heating boiler, ceiling light point and UPVC double glazed window to the rear elevation.

## **REAR LANDING**

Accessed by the aforementioned door from the initial landing space with recessed down-light, semi open plan staircase with spindle balustrade rising upwards to:

## **ATTIC BEDROOM THREE**

5.07m x 3.69m into areas of restricted head height (16'8" x 12'1" into areas of restricted head height)

With multiple posable recessed lights,

double radiator, double glazed skylight window with fitted blinds to the front elevation and sealed unit double glazed dormer window to the rear elevation.

## **REAR YARD**

Accessed by way of the aforementioned entryway to the side elevation. Having outside water tap and is otherwise laid to block paving and gravelling. A compact outside space which is just large enough to allow for outside seating.

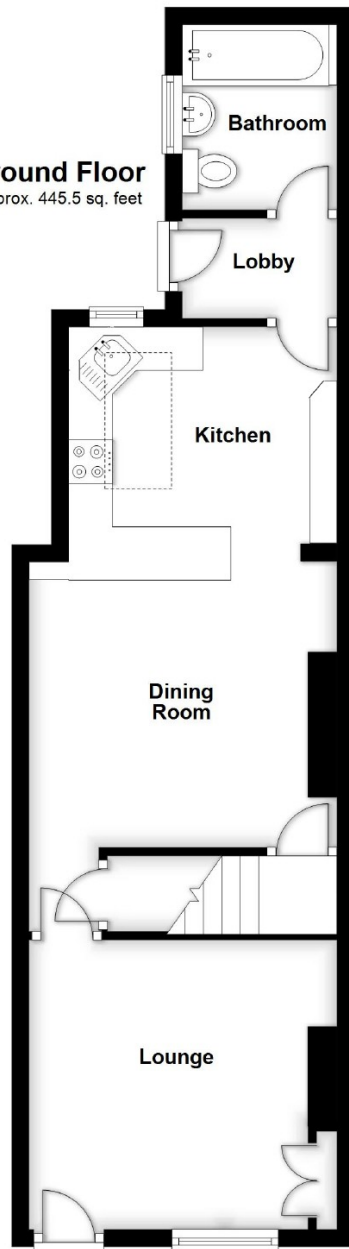
## **DIRECTIONS**

## **PROPERTY INFORMATION**

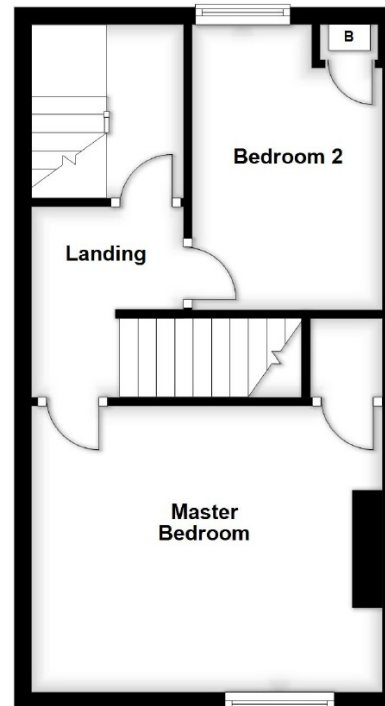
The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



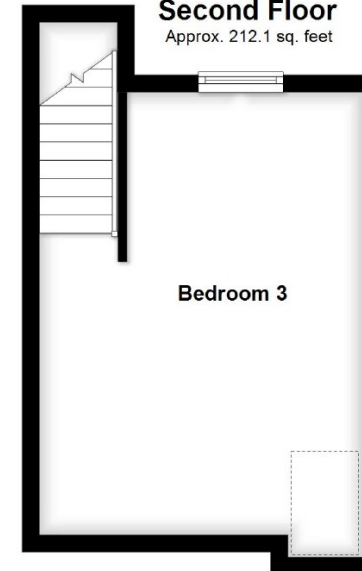
**Ground Floor**  
Approx. 445.5 sq. feet



**First Floor**  
Approx. 330.5 sq. feet



**Second Floor**  
Approx. 212.1 sq. feet



**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.





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