



# READINGS

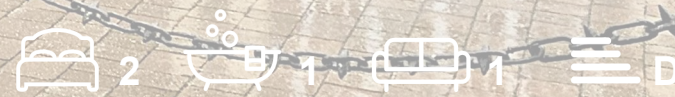
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Main Street

Cossington, Leicester, LE7 4UU

**Offers In The Region Of £335,000**





## Main Street

Cossington, Leicester, LE7 4UU

For the first time in over 60 years, this charming and character-filled cottage is available on the open market, and it's an opportunity you won't want to miss.

Spread across three beautifully maintained floors, this property is in a prime spot within a highly sought-after village, directly opposite the picturesque All Saints' Church, and sits within a designated conservation area.

The cottage radiates warmth and charm, especially in the inviting lounge/dining room, where exposed beams and a wood-burning stove create a cosy atmosphere. The stone floor adds a rustic touch, making it the perfect space to relax or entertain. The kitchen features a Belfast sink, granite countertops, a range cooker, and a handy pantry. Plus, there's a side lobby with extra storage that leads to a convenient downstairs toilet.

Upstairs on the first floor, you'll find a lovely double bedroom, also with exposed beams and built-in storage. The bathroom is simply stunning, featuring a high-flush WC, a cast-iron roll-top bath, a marble sink, a separate shower, and ample storage. The second floor offers another charming double bedroom, complete with a skylight window.

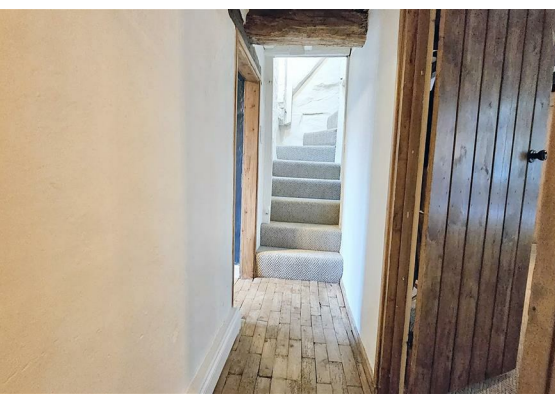
Outside, you'll be greeted by a larger-than-average garden that's been thoughtfully landscaped with beautiful planting and seating areas. There's also an outdoor utility room with washing machine plumbing, a separate log store, and even a summerhouse tucked away at the rear of the garden.

Neighbouring properties have rights of way across the back of the property.

This cottage is a true gem. It's in exceptional condition and located in one of the most desirable areas. Early viewing is highly recommended to secure your chance to own this stunning home!







## Property Information

Tenure: Freehold

Local Authority: Charnwood

Council Tax Band: E

Type of Construction: Brick

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Medium

## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

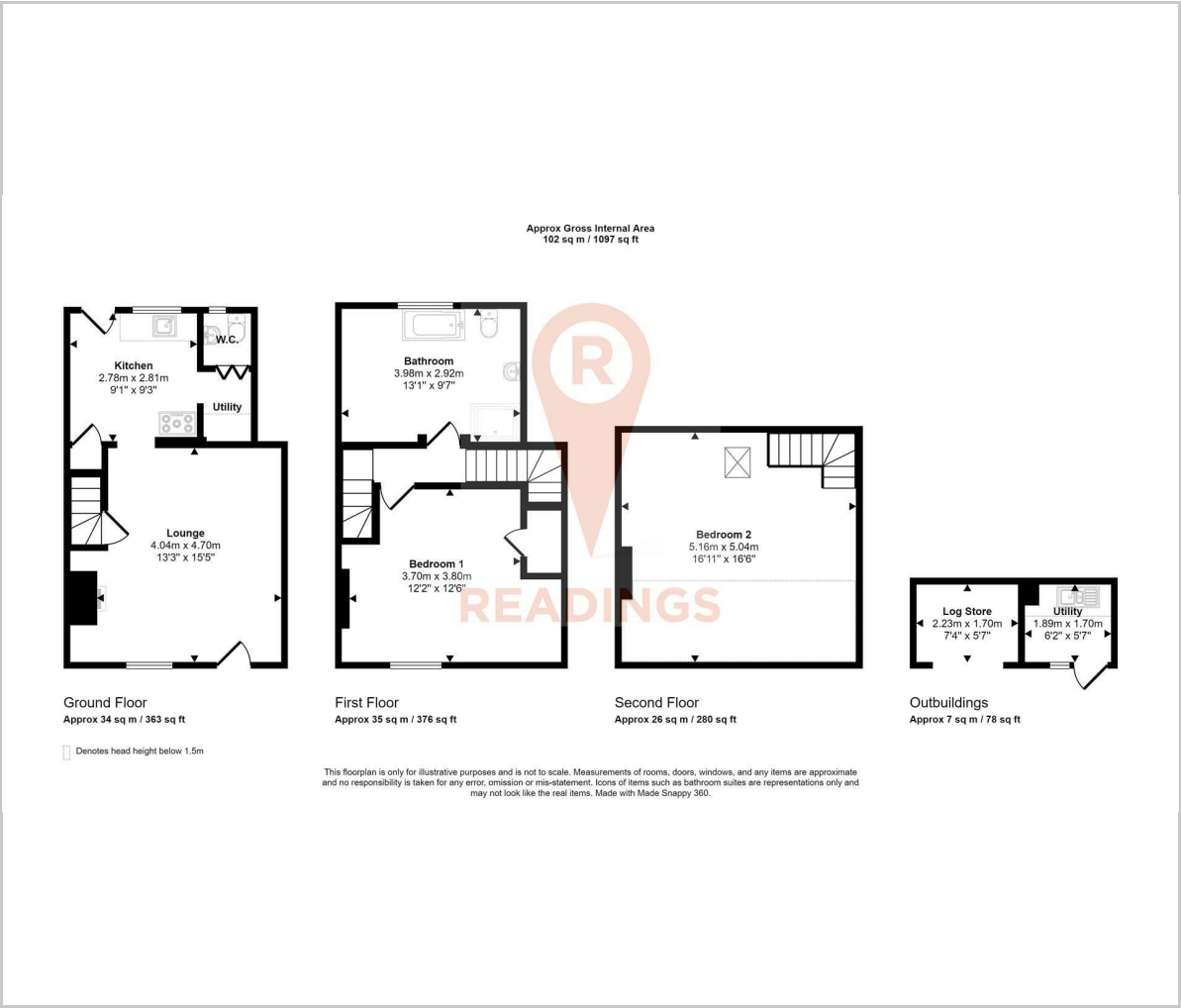
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

## Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.



Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

