



JAMES
SELICKS

8 HOMESTEAD CLOSE

COSSINGTON, LEICESTERSHIRE LE7 4UN

PRICE: £525,000

A truly beautiful and immaculately presented, three bedroomed detached bungalow having been fully refurbished over the years by the current owner, and offered to the market for the first time in over 30 years.

Porch • reception hall • 'L' shaped sitting/dining room • conservatory • breakfast kitchen • utility room • three bedrooms • cloakroom • bathroom • lawned front garden • driveway • integral garage • west-facing rear lawned gardens • EPC - C

Accommodation

The property is entered via a uPVC double glazed door with full height windows either side into a porch with stone flooring and a uPVC double glazed door and windows into a reception hall with ceiling coving, spotlights and alarm pad, housing a useful cloaks cupboard. The beautiful 'L' shaped sitting/dining room has a full sized picture window overlooking the front garden, ceiling coving, a feature stone fireplace with inset contemporary gas fire, French doors with windows either side leading into the beautiful conservatory, with porcelain tiled flooring, full height radiators and French doors and windows to the rear elevation overlooking the garden.

The stunning, refitted breakfast kitchen has underfloor heating, French doors leading into the conservatory and has an excellent range of contemporary style gloss finish eye and base level units with soft-closing drawers and quartz preparation surfaces, one and a quarter bowl undermounted stainless steel sink with quartz drainer unit, integrated Siemens microwave with Siemens oven beneath, Siemens dishwasher, Siemens fridge with larder cupboard to the side, an island unit with quartz top, breakfast bar, storage and soft-closing drawers, Siemens four-ring induction hob with Elica extractor hood over, spotlights, porcelain tiled flooring. A utility room has a window to the rear elevation, a good range of eye and base level units with preparation surfaces, circular sink and chrome mixer tap, plumbing for washing machine and tumble dryer, porcelain tiled flooring.

The master bedroom is off the main reception hall and has uPVC double glazed windows to both side elevations, spotlights, ceiling coving and an excellent range of built-in wardrobes with mirrored fronts, shelving, drawers and matching bedside tables. An inner corridor houses the airing cupboard and leads to bedroom two, with a uPVC double glazed window to the rear elevation, built-in wardrobes and ceiling coving. Bedroom three has a uPVC double glazed window to the rear elevation, built-in wardrobes and wood laminate flooring. A cloakroom with a window to the side provides a two piece suite. The bathroom has a uPVC double glazed window to the side elevation, low flush WC, contemporary wash hand basin with cupboard under, panelled bath with shower over and a further shower cubicle with power shower, heated chrome towel, electric shaver point, spotlights, fully tiled walls and floor.

Outside

To the front of the property is a lawned garden with a block paved driveway providing ample off road parking and leading to an integral garage with an electric up and over door. The rear garden is west-facing and enjoys several patio entertaining areas, lawned areas, a greenhouse, mature shrub and floral beds, fenced boundaries.

Tenure: Freehold

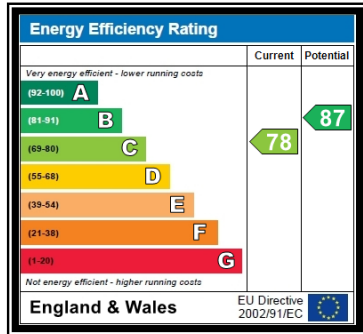
Local Authority: County Council, **Tax Band:** E

Services: Offered to the market with all mains services and gas-fired central heating.





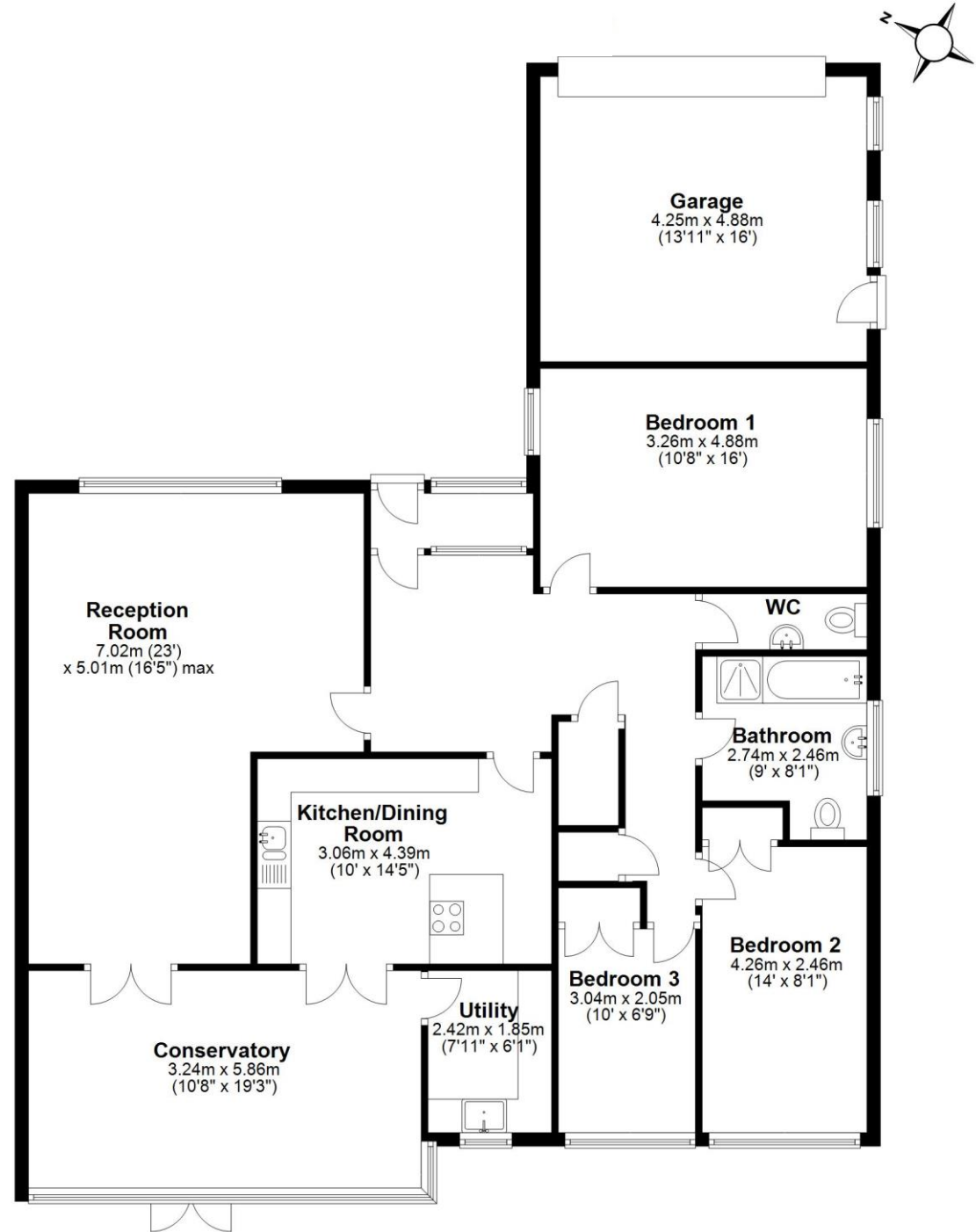




8, Homestead Close Cossington, Leicester, LE7 4UN

Total Approximate Gross Internal Floor Area = 1433 SQ FT / 133 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

