

# JAMES SELICKS

143 MAIN STREET

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COSSINGTON  
LEICESTERSHIRE LE7 4UX

GUIDE PRICE: £1,050,000





Constructed in 2003 and sympathetically designed to blend in with the surrounding properties, this superb four bedroom detached family home offers over 2600 square feet of incredibly versatile, stylishly presented accommodation, located in a private position, set back from the road with beautiful rear gardens backing onto open countryside.

Storm porch • entrance hall • cloakroom • reception hall • sitting room • study • family room • kitchen • utility • master bedroom • dressing area • en-suite • bedroom two • en-suite • two further bedrooms • family bathroom • driveway • double garage • beautiful lawned rear gardens • EPC - C

#### Location

This picturesque village typified by numerous high quality and historic homes; the area is renowned for delightful countryside and popular amenities including a pub/restaurant, parish church, popular primary school and an excellent range of amenities catering for all day to day needs in the neighbouring villages of Rothley and Syston. The renowned Loughborough Endowed Schools and Ratcliffe College are within a fifteen minute car journey. Rail connections at both Loughborough and Leicester provide direct access into London, with both giving access to St. Pancras International in just over an hour.

#### Accommodation

A storm porch and an oak front door with picture windows either side leads into an entrance hall with oak flooring, access to the double garage and a useful ground floor cloakroom with a two piece suite. A superb reception hall boasts exposed beams, oak flooring and houses the staircase to the first floor. Double doors lead into the beautiful sitting room with a dual aspect afforded by windows to the front and side, exposed beams, a feature stone fireplace an inset cast iron log burner, a built-in media unit, contemporary radiators and Bi-fold doors to the rear leading onto the garden. There is a study off the sitting room, having windows to either side. Double doors off the hallway lead into a family room with a window overlooking the rear garden, floor to ceiling built-in shelving and media cabinet. The stunning dining kitchen boasts a good range of cornflower blue country-style units with granite preparation surfaces, a double Belfast sink with mixer tap and window above overlooking the garden, an inset Mercury gas oven set into a tiled Inglenook with extractor fan and feature surround, space and plumbing for a dishwasher, fridge and microwave, a window to the courtyard, exposed beams, quarry tiled flooring and French doors leading onto the rear garden. The utility room has a range of eye and base level units, worktops, stainless steel sink and drainer unit, plumbing for a washing machine and tumble dryer, tiled flooring and a window to the courtyard.

A return staircase leads to a first floor galleried landing with a Velux window to the front, solid oak flooring and loft access. The master bedroom has a window to the side overlooking the garden and field views beyond, a walk-in wardrobe and an en-suite with a Velux window to the rear, double corner shower enclosure with rainforest and personal shower heads, a low flush WC and wash hand basin, heated chrome towel rail, fully tiled walls and floor wooden flooring with underfloor heating. Bedroom two is a double room and is bright and airy by virtue of three Velux windows to the side; there is a sitting area and an en-suite providing a shower enclosure, pedestal wash hand basin and low flush WC, a built-in storage cupboard and a Velux window to the side. Bedrooms three and four each have a window to the side. The family bathroom has a window to the side, a freestanding ball and claw foot bath with shower attachment, pedestal wash hand basin and low flush WC, spotlights and built-in airing cupboard.





### Outside

The property is approached via a driveway (shared with one other property) providing car standing for four vehicles and giving access to the double garage, housing the Worcester boiler and having electric up and over doors and a door and window into the rear courtyard, accessed via paved side access from the front and housing a wooden shed with power. To the rear of the property are large, delightful gardens, mainly laid to lawn with a large patio entertaining area with sleeper borders, a pleasant south-facing aspect, a wide variety of plants, trees and shrubs, an irrigation system and mature planted borders.

**Tenure:** Freehold, **Conservation Area:** No

**Local Authority:** Charnwood Borough Council, **Tax Band:** G

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

**Broadband delivered to the property:** Full fibre, 36mbps

**Wayleaves, Rights of Way & Covenants:** There is an uplift clause on part of the garden, should this be sold for development in the future. The property has joint liability with 2 neighbours for the maintenance of the drive upto the property boundary.

**Planning issues:** Land added in 2013; no change of land use applied for. Land had been used as garden for 139 Main St from 2001. There is planning for a solar farm on south side of nearby Syston Road.

**Flooding issues in the last 5 years :** None known

**Accessibility:** None known

**Satnav Information :** The property's postcode is LE7 4UX, and house number 143.









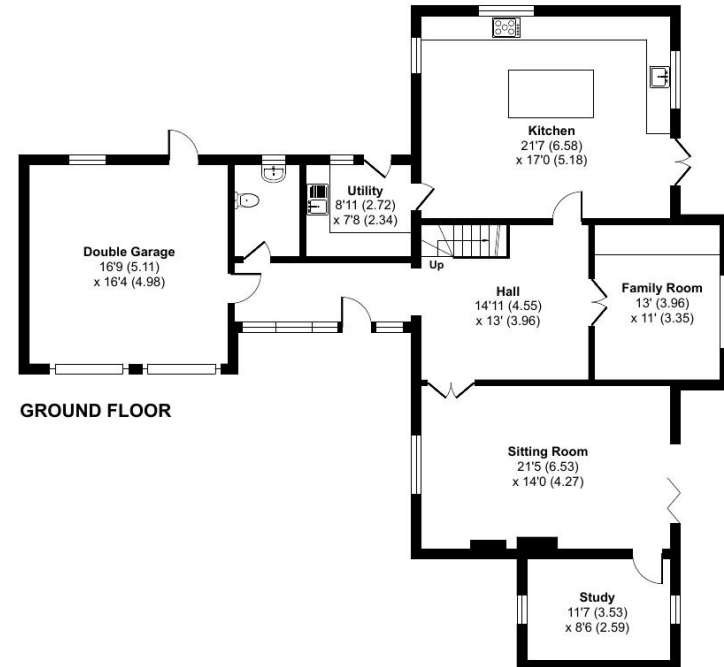
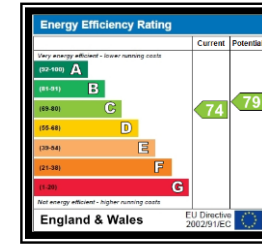
# Main Street , Cossington, LE7

Approximate Area = 2605 sq ft / 242 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 2883 sq ft / 267.8 sq m

For identification only - Not to scale



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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.

