

# JAMES SELICKS

## FINTRY

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58 MAIN STREET, COSSINGTON,  
LEICESTERSHIRE LE7 4UU









A modern, detached chalet style property built within the grounds of The Manor House in 2009, offering unique accommodation with the possibility of extending into the adjacent garage (subject to the necessary consents).

Large entrance hall • WC • dining kitchen open to sitting room • utility • two ground floor bedrooms • Jack & Jill wet room • two first floor bedrooms • bathroom • large driveway • detached double garage • side & rear gardens • field views to rear • EPC - C

#### Location

Cossington is a picturesque village typified by numerous high quality and historic homes and is renowned for delightful countryside and popular amenities including a pub/restaurant, parish church and a popular primary school. A more extensive range of facilities are available in the neighbouring villages of Rothley and Syston.

Road communications are rarely bettered, with the A46 providing fast access to Leicester, Nottingham, the M1 (J21) and the M69. Local schooling is a major driver for buyers looking in the area. It is well served by excellent schooling in both the state and private sector, to include a popular village school, the Loughborough Grammar and Endowed Schools and Ratcliffe College being particularly noteworthy.

#### Accommodation

The property is entered via a large reception hall with tiled flooring, housing the stairs to the first floor with an understairs cloaks cupboard, and a boiler cupboard housing the Worcester wall mounted boiler. A guest cloakroom with a chrome heated towel rail provides a two piece suite.

The dining kitchen boasts a range of eye and base level units and drawers, ample granite preparation surfaces, a stainless steel one and a quarter bowl sink, a Rangemaster professional double oven and grill, five-ring gas hob with stainless steel canopy extractor over, integrated fridge, freezer and dishwasher and Bosch washing machine, a door to the side and is open to the sitting room, with twin double glazed sliding patio doors leading onto a covered seating area, in turn leading to the rear garden. A utility room provides a range of eye and base level units and further white appliance space.

Ground floor bedroom one has built-in wardrobes, a vanity unit with drawers beneath and access to a Jack & Jill wet room providing a three piece suite including a shower cubicle with fixed and flexible heads and a chrome heated towel rail. Bedroom two has a built-in wardrobe and chest of drawers and access to the Jack & Jill wet room.

To the first floor is a walk-in airing cupboard housing a pressurised tank. There are two further double bedrooms with eaves storage areas and a bathroom with a white three piece suite including a panelled bath with shower over and a chrome heated towel rail.

#### Outside

The property is approached via twin iron gates leading to a large block paved driveway with mature, planted gardens and access to a detached double garage with further side and rear lawned gardens with covered seating areas overlooking open fields.







Tenure: Freehold  
 Local Authority: Charnwood Borough Council  
 Tax Band: E

Listed Status: None  
 Conservation Area: Cossington  
 Non-standard construction: Believed to be Standard.

Services: Offered to the market with all mains services and gas-fired central heating.  
 Broadband delivered to the property: Fibre, speed unknown.  
 Wayleaves, Rights of Way & Covenants: None our Clients are aware of.  
 Planning issues: None our Clients are aware of.

Accessibility: The property was designed to accommodate the elderly/those with disabilities.

Flooding issues in the last 5 years: The house benefits from significant flood prevention measures which have proved to be effective, further information is available upon request.

#### Satnav Information

The property's postcode is LE7 4UU, and house number 58.

















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#### Measures and Other Information

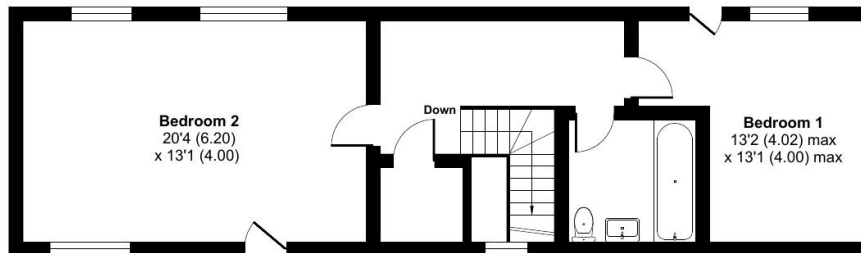
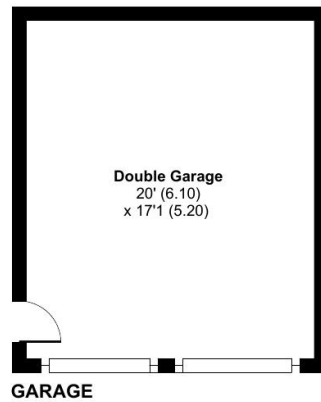
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some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



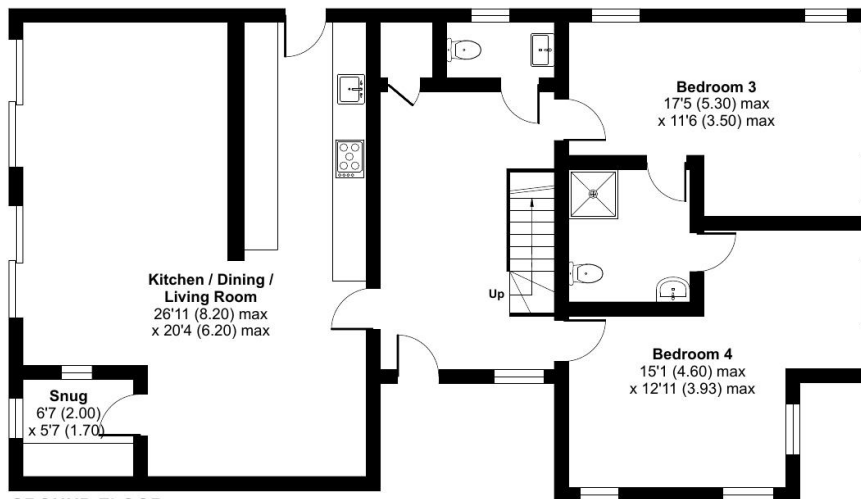
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for James Sellicks Estate Agents. REF: 1178008

## Main Street, Cossington, Leicester, LE7

Approximate Area = 1893 sq ft / 175.8 sq m  
Garage = 341 sq ft / 31.6 sq m  
Total = 2234 sq ft / 207.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

