

JAMES SELICKS

90 - 92 MAIN STREET

COSSINGTON, LEICESTERSHIRE
LE7 4UW

GUIDE PRICE: £550,000





A stunning period cottage endowed with a myriad of character features including wooden doors, log burners and ceiling beams, offering spacious accommodation thought suitable for further adaptation (subject to the necessary planning consents) with beautiful gardens to the rear.

Although the property has no formal allocated parking, there is a council-run, free car park conveniently located opposite the property, and on-street parking within the area.

Hall • utility • dining room • sitting room • extended living kitchen • conservatory • first floor landing • master bedroom • en-suite • two further double bedrooms • smaller fourth bedroom • walk-in dressing room • bathroom • large attic space • delightful mature gardens • EPC - D

Location

This picturesque village is typified by numerous high quality and historic homes and renowned delightful countryside. Cossington offers amenities including a pub/restaurant, parish church, primary school plus a wider range of facilities including garages, shopping, restaurants, supermarket, vet and GP surgeries within nearby Rothley, Syston (also with a railway station) and Sileby. The property is located within walking distance of Cossington Meadows Nature Reserve and just a short drive to Watermead Park, Bradgate Park and Beacon Hill.

The village is on a bus route, and road communications are rarely bettered, with the A46 providing fast access to Leicester, Nottingham, the M1 (J21) and the M69 and East Midlands Airport within 30 minutes. Schooling in both the state and private sector is a major driver for buyers to in the area, with the Loughborough Grammar and Endowed Schools, Leicester Grammar and Ratcliffe College of particular note. Loughborough, Nottingham and Leicester provide regional centres of employment, with Leicester city approximately 7 miles distant also providing mainline railway access to London St Pancras in just over one hour.

Accommodation

An oak front door leads into an entrance hall with cloaks, stone tiled flooring, rear part glazed door to the patio and garden. A utility room with stone tiled flooring, a worktop, ceramic Belfast sink and a window to the rear provides space and plumbing for a washing machine and tumble dryer. The dining room houses the stairs to the first floor and has a beamed ceiling, a cast iron log burner with brick surround, slate tiled flooring, an understairs storage cupboard, glazed double French doors to the large patio and garden. The sitting room has exposed ceiling beams, a cast iron log burner set within an exposed brick chimneybreast and stone tiled flooring. The extended living kitchen has double French doors to the garden and patio and boasts a range of eye and base level units and drawers, larder unit, granite preparation surfaces, ceramic sink with mixer tap, a Belling range oven with double oven and grill, seven-ring gas hob, integrated dishwasher, Travertine tiled flooring and glazed double French doors to the side with access to a large conservatory, of brick and uPVC construction, with Travertine tiled floor, underfloor heating and double French doors to the garden and second patio with pergola.

A large first floor landing has a built-in cupboard and exposed beams. The large master bedroom is light and bright, with three Velux' and a window to the rear overlooking the garden. An en-suite provides an enclosed WC, pedestal wash hand basin, a walk-in shower enclosure, chrome heated towel rail, Velux window, part tiled walls and stone tiled flooring with underfloor heating. Bedroom two has a basket cast iron fire grate with exposed brick surround. There are two further bedrooms and a walk-in dressing room (potential nursery). The bathroom has an enclosed WC, pedestal wash hand basin, tiled bath with shower attachment, walk-in shower enclosure, chrome heated towel rail, part tiled walls and stone tiled flooring with underfloor heating.







Outside

To the rear of the property is a mature, south-facing, walled cottage garden with large patio entertaining areas and shaped with a through arch to a vegetable garden with two large storage sheds.

Tenure: Freehold.

Local Authority: Charnwood Borough Council

Tax band: D.

Listed Status: None.

Conservation Area: No.

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

Flooding issues in the last 5 years : Slight surface water ingress at front due to Council failure to clear gullies and repair a Main Street drain (now resolved). Flood Barriers installed as a precaution.

Wayleaves, Rights of Way & Covenants: This property has right of way across the gardens of Numbers 94 and 96.

Accessibility issues: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Broadband delivered to the property: Fibre, speed unknown.

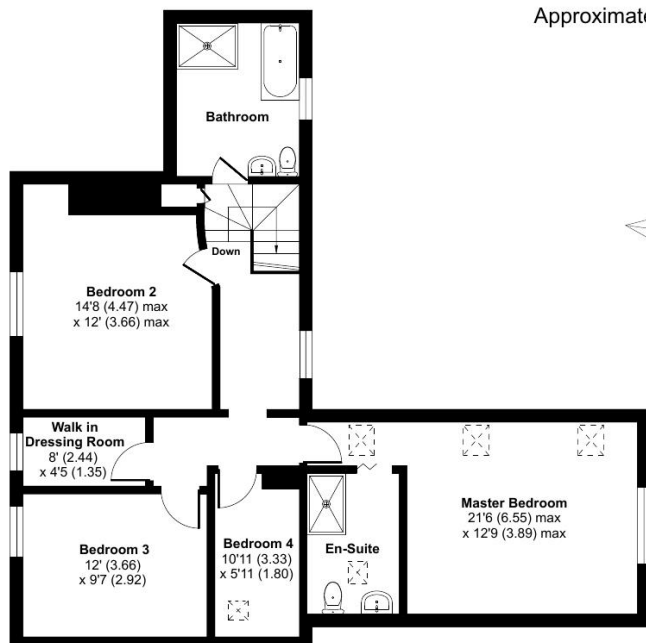




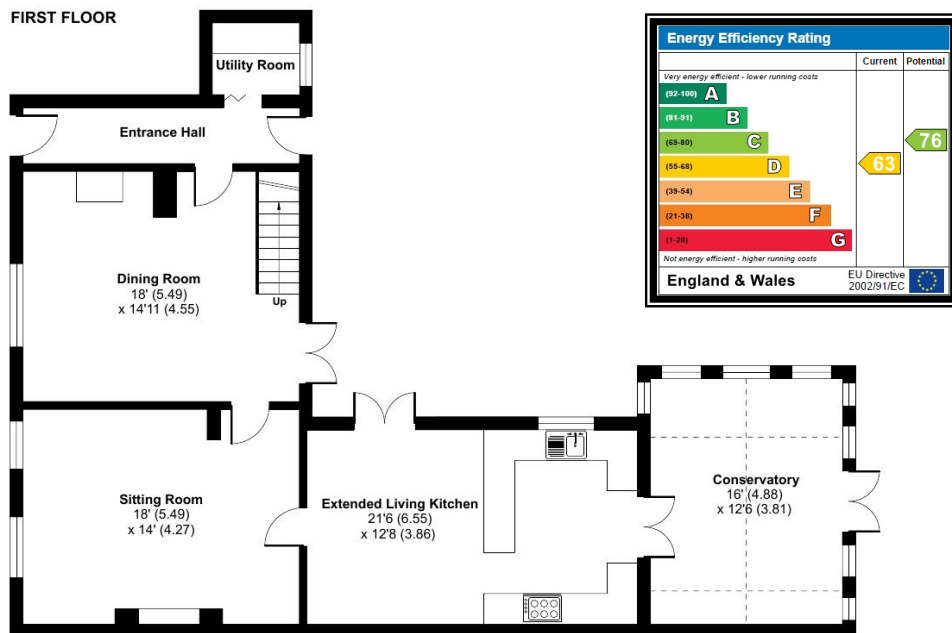
Main Street, Cossington, Leicester, LE7

Approximate Area = 2016 sq ft / 187.2 sq m

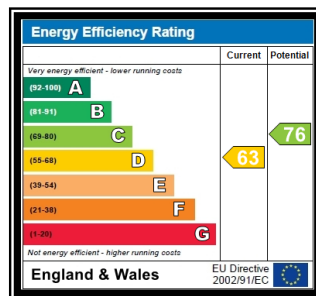
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for James Sellicks Estate Agents. REF: 1152970

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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.

