



Cossington Road | Sileby

Creightons Estate Agents are delighted to bring to the market this traditional Victorian terraced home, located in the sought-after village of Sileby. This property boasts convenient access to National Rail services and is within close proximity to Sileby Redlands Community Primary School, which has received a 'Good' rating from Ofsted, and is within walking distance to Cossington Meadows nature reserve.

- Traditional Victorian terraced house
- Three bedrooms
- Unconventional geometry
- Large rear garden
- Large cabin/ workshop
- Available with NO UPWARD CHAIN

LOCATION

Sileby, is a charming village that offers a balance of countryside tranquillity and convenient access to nearby cities. Nestled within the borough of Charnwood, it boasts a strong community spirit, good local amenities, and well-rated primary schools, making it an appealing choice for families.

With picturesque surroundings, green spaces, such as nearby beauty spots including Swithland Reservoir and Bradgate Park, and ideally situated for quick access to Leicester and Loughborough, and the M1 at Markfield, it provides excellent transport links for commuters. The village's affordability compared to larger towns, combined with its welcoming atmosphere, makes it a desirable place to call home.







GROUND FLOOR

Step into this charming home through the light and airy lounge, where a large front-facing window bathes the space in natural light. Recently decorated and newly carpeted, the room exudes freshness and warmth, complemented by elegant period features including a decorative ceiling rose, ornate cornice, and traditional storage cupboards nestled beside the fireplace and beneath the staircase. A doorway seamlessly connects the lounge to the inviting dining room, creating a wonderful flow for both relaxation and entertaining. The dining room is a warm and inviting space, featuring a window that frames views of the extensive rear garden. A feature fireplace with a log burner adds to its cozy ambiance, making it the perfect setting for gatherings and relaxed evenings. With doorways leading to both the kitchen and hallway, where stairs ascend to the upper level, the room flows effortlessly through the home. The galley-style kitchen is compact yet thoughtfully designed, maximizing every inch of space with painted cabinetry, a stylish dresser cabinet, and butcher block worktops that enhance both function and aesthetics. A classic Belfast-style sink sits elegantly within the layout, complementing the home's character while offering practicality. There's ample space for appliances, ensuring efficiency without compromising on charm. Beyond the kitchen, access leads to the rear garden as well as the conveniently positioned downstairs bathroom. This traditional space features a bath with an overhead shower, a sleek hand basin, and a separate low-level W.C., combining practicality with functionality.



FIRST FLOOR

The first-floor landing serves as a central hub, providing access to three well-proportioned bedrooms. The primary bedroom, a spacious double positioned at the front of the home, benefits from a useful storage cupboard over the stairs, offering practicality without compromising space.

The second bedroom, also a generous double, enjoys tranquil views over the rear garden, creating a peaceful retreat. The third bedroom, a cozy single, similarly overlooks the garden and offers versatility, ideal as a guest room, home office, or nursery.

Additionally, the landing provides convenient access to the loft, offering valuable storage space to keep household essentials neatly tucked away. With a well-planned layout and a bright, welcoming ambiance, this floor balances comfort and functionality effortlessly.

OUTSIDE

To the front of the property is a small established garden with an array of shrubs including rose bushes.

The rear garden is very long and mainly lawn with a small patio area, halfway down, a substantial cabin stands proudly—an ideal workshop space, offering ample room for creative projects, hobbies, or even a secluded home office.



Cossington Road | Sileby| Leicestershire



127 Cossington Road, Sileby

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





