



Cossington Road, Sileby

welcome to

Cossington Road, Sileby Loughborough

****FOR SALE**** This stunning 1920' detached period home which has been thoughtfully designed and extended to a high specification to offer a wonderfully well-presented and spacious family home occupying a pleasant position in the popular Charnwood village of Sileby. Call now for a viewing 01509214686!

Entrance Foyer

The property is entered via an entrance porch with a upvc double glazed front doors and ceramic tiled flooring which in turns opens to an entrance foyer. This is a fantastic space which is a room in it's own right, having previously been used as a dining room, music room or reading room, with mahogany herringbone flooring, panelled staircase leading to the first floor, double panel radiator, original feature double doors to the living room and door through to the kitchen.

Living Room

21' maximum x 14' maximum (6.40m maximum x 4.27m maximum)

The living Room has herringbone flooring, continuing from the hallway, wonderful open fireplace with marble hearth and decorative marble mantelpiece over, decorative ceiling plasterwork, radiator and a five-window bay to the front with a window to the side.

Open Plan Kitchen

16' 1" x 26' 8" (4.90m x 8.13m)

Kitchen area 17' 10 by 14' 2 and Living space 16' 1 by 9' 2.

The Kitchen provides a wonderful family hub and offers a space for entertaining as well as a day-to-day living space for family and has been designed around a large central island. The kitchen has been recently refitted with a contemporary living range of base and wall mounted units with work surfaces over, an inset sink with mixer tap over, integrated appliances with Siemens electric hob, double electric oven with a warming drawer, a Quooker tap, integrated dishwasher, breakfast bar seating area,

inset ceiling spotlights. The living space has a continuation of the porcelain tiled flooring and provides room for family living and there is a door through to the utility room. A feature bay window overlooks the garden and bifold doors open to really bring the garden into the home.

Family Room/Study

15' 6" maximum x 11' 8" (4.72m maximum x 3.56m)

This versatile space which could be used as a home office, gym or further family living space, has oak flooring, panel radiator, patio doors that open onto the rear garden and internal door to the garage.

Utility Room

12' 9" x 4' 11" (3.89m x 1.50m)

The utility room has ceramic tiled flooring, space and plumbing for a washing machine and tumble dryer, space for an American fridge freezer, a upvc double glazed window to the side a door leading back to the front and a door to the ground floor wc.

Ground Floor Wc

Ground floor has ceramic tiled flooring, a low level wc, wash hand basin with tiled splashbacks, an extractor fan and a upvc double glazed window to the rear.

Landing

The landing is accessed via the feature staircase has a fabulous original stained-glass window, has doors leading off to all first-floor rooms and access to the attic room via steps.





Bedroom One

18' 2" maximum x 14' 4" maximum (5.54m maximum x 4.37m maximum)

Bedroom one has wooden flooring, a upvc double glazed bay window to the front, four door built in wardrobes with hanging rails and shelving, a upvc double glazed window to the side and a radiator.

Bedroom Two

10' 7" x 13' 1" (3.23m x 3.99m)

Bedroom two has carpeted flooring, a Juliette balcony with French doors which open inward which overlooks the rear garden, double panel radiator and a door to the ensuite.

Bedroom Two Ensuite

Bedroom two ensuite is fully tiled and is fitted with a suite comprising of a cubicle with shower over, low level wc, wash hand basin, heated towel rail, a upvc double glazed window to the rear.

Bedroom Three

11' 11" x 12' 4" (3.63m x 3.76m)

Bedroom three has wooden flooring, and a upvc double glazed window to the front and a radiator.

Bedroom Four

9' 8" x 6' 4" (2.95m x 1.93m)

Bedroom four has carpeted flooring, inset ceiling spotlights, a upvc double glazed window to the side elevation and a double radiator.

Family Bathroom

9' 1" x 16' 2" (2.77m x 4.93m)

The family bathroom has been fitted to a very high standard with Vileroy and Boch sanitaryware. Fully tiled and has a ceramic tiled floor, with a suite

comprising of stunning free-standing bath, with remote temperature control setting, separate large shower enclosure with rainfall shower over, a low level wc, glass basin with tap over, set within a vanity unit and matching double mirrored wall cabinet, separate towel radiator, inset ceiling spotlights, a radiator and dual aspect upvc double glazed windows to the rear.

Attic Room

The attic room is fully carpeted, wall heater and Dorma window, is currently accessed via a stepladder, provides access to further extension loft space with potential for conversion.

Outside

To the front of the property there is a gated drive with block paving which provides ample off-road parking for several vehicles and access to the garage, with secure railings, well established flower borders and side gated access to the rear. To the rear there is a private rear garden with patio seating area, well stocked and established flower borders, shaped lawn and feature outside lighting and is fenced and enclosed to boundaries.

Garage

12' 10" x 10' 3" (3.91m x 3.12m)

Garage has double doors to the front, power and light with an internal door leading to the family room.



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welcome to

Cossington Road, Sileby Loughborough

- 1920's detached period home
- Thoughtfully designed and extended to a high specification
- Gated Entrance
- Gas Fired Central Heating
- UPVc double glazing

Tenure: Freehold EPC Rating: D

£600,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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LBH114490 - 0007

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