

Sinclair



'Westfield', 137 Cossington Road, Sileby, Leicestershire, LE12 7RP

New Price £470,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

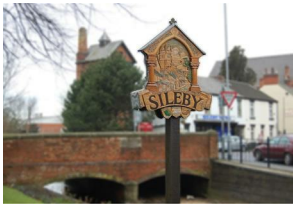
- Impressive Property & Plot
- Favoured Location
- Annexe Style Building
- Council Tax Band*: F
- Refurbishment Required
- Three Reception Rooms
- Amazing Opportunity
- Price: £470,000

Overview

'Westfield' is an imposing and impressive period residence having been occupied by the current family since 1970 and now ready for some restoration to its former glory. Although requiring modernisation 'Westfield' has excellent potential and stands on a generous plot on the favoured Cossington Road. In brief the accommodation comprises: storm porch, reception hall, three reception rooms (living room, dining room and family room), downstairs cloakroom / WC, kitchen and utility room. On the first floor an open landing gives way to four bedrooms, bathroom, separate WC and store room. Outside the gardens are a particular feature of sale with an in and out driveway, generously private gardens to the rear and a useful annexe style building (former detached garage).

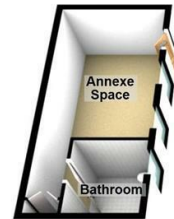
Location**

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There are two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

Arched storm porch and period feature entrance door with inset stain glass leaded light and opaque glass window through to the reception hall.

RECEPTION HALL

The reception hall has a radiator, panel doors accessing three reception rooms (living room, dining room and family room), downstairs cloakroom / WC and kitchen (with utility room off). Stairs accessing the first floor.

DINING ROOM

15'3" x 12'6" (4.65m x 3.81m)
(To the side of chimney breast)

Double glazed sliding patio door to the rear elevation overlooking and accessing the garden, uPVC double glazed window to the side elevation, fireplace with tiled hearth and inset Parkray fire, wooden sides and over mantel. Picture railing, radiator and a serving hatch through to the kitchen.

LIVING ROOM

14'11" x 12'5" (4.55m x 3.78m)
(To the side of chimney breast and not including bay window)

Bay window to the front elevation, two multi pane windows to the side elevation, two radiators, picture railing and cornice to ceiling.

FAMILY ROOM

15' x 14'11" (4.57m x 4.55m)
(To the side of chimney breast)

Multi pane window to the front elevation and two further multi pane windows to the side elevation. Radiator.

DOWNSTAIRS CLOAKROOM / WC

The cloakroom is fitted with a low flush WC, wash hand basin, cloaks hanging space and multi pane opaque glass window to the side elevation. Radiator.

KITCHEN

11'6" x 6'11" (3.51m x 2.11m)

The kitchen has a double drainer stainless steel sink unit with mixer tap over, range of units to the wall and base, roll edge work surface, tiled surround, electric cooker point, radiator, window to the rear elevation overlooking the garden and access to the utility room.

UTILITY ROOM

9'11" x 10'3" max & 7'2" min (3.02m x 3.12m max & 2.18m min)

Work surface, plumbing for washing machine, space for a tumble dryer, wall mounted Worcester gas fed boiler, window to the rear elevation and door accessing a rear porch with uPVC double glazed door accessing the rear garden.

ON THE FIRST FLOOR

On the first floor an impressive open landing area has timber panelled doors accessing four bedrooms, bathroom, separate WC and generous store area. Radiator, multi pane windows to the front and side elevations and loft access hatch.

BEDROOM ONE

15' x 12'6" (4.57m x 3.81m)
(Not including bay window)

Bay window to the front elevation, two multi pane windows to the side elevation and two radiators. Vanity unit with inset sink.

BEDROOM TWO

11'4" x 10'1" (3.45m x 3.07m)

Multi pane window to the rear elevation overlooking and accessing the garden. Radiator.

BEDROOM THREE

12'8" x 8'5" max & 5'8" min (3.86m x 2.57m max & 1.73m min)
(Bedrooms three and four were one larger bedroom and with the removal of stud walling could revert back as such)

Multi panel windows to the front and side elevations, radiator and storage cupboards with over unit space to accommodate a mattress.

BEDROOM FOUR

12'9" x 5'5" min & 9' max (3.89m x 1.65m min & 2.74m max)
(To the front of built in store cupboard)

(Bedrooms three and four were one larger bedroom and with the removal of stud walling could revert back as such)

Multi pane windows to the side elevation and a range of storage cupboards with over unit space to accommodate a mattress.

BATHROOM

The bathroom is fitted with a panel bath with combination shower tap, pedestal wash hand basin, storage cupboards, radiator and multi pane windows to the side elevation.

SEPARATE WC

The separate WC is fitted with a low flush WC and multi pane window to the side elevation.

STORE CUPBOARD

6' x 3'2" (1.83m x 0.97m)

OUTSIDE

The property occupies a set back position from the favoured Cossington Road with a fenced front boundary and gravelled in and out driveway. There is a variety of mature plants, shrubs and trees. The driveway continues to the side of the property which in turn accesses the annex / former garage. Double gated access to the main garden.

The main garden is a particular feature of sale being generously proportioned and laid mainly to lawn. To the boundaries there is a variety of mature trees, to the rear and side of the property is a lawned area followed by a patio area with central steps leading to the main garden. There is a variety of fruit trees, a row of conifer tree screening which in turn leads to an additional wild garden area beyond. Timber built shed and greenhouse's.

SPECIAL NOTE TO PURCHASERS

It is understood that there was a slight historical movement to rear of property circa 1976, no action needed or taken.

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ANNEX

Formally a detached brick built garage which has been converted in to a useful annex space with a personal access door to the main room.

MAIN ROOM / STUDIO

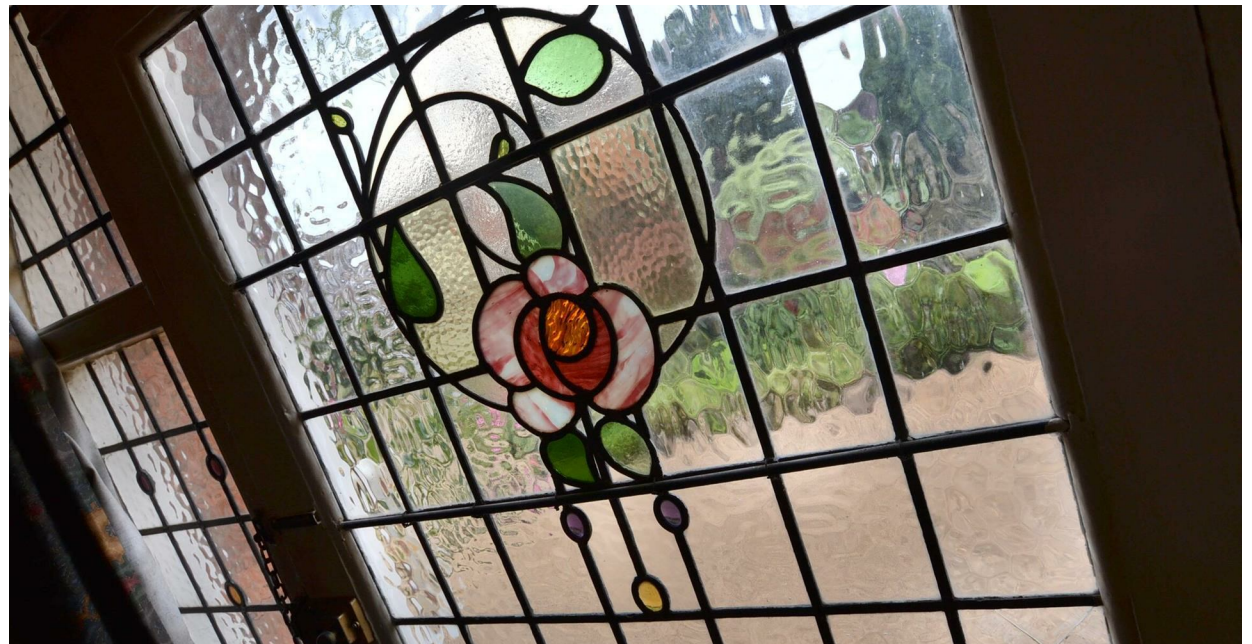
10'5" x 15'8" (3.18m x 4.78m)

uPVC double glazed windows to the side and rear elevations overlooking the garden, radiator and lobby area with a fitted wardrobe / cupboard and loft access hatch.

From the lobby area there is access to the bathroom.

BATHROOM

The bathroom is fitted with a three piece suite comprising: panelled bath with combination shower tap, low flush WC, pedestal wash hand basin, radiator and uPVC double glazed opaque glass window to the side elevation.



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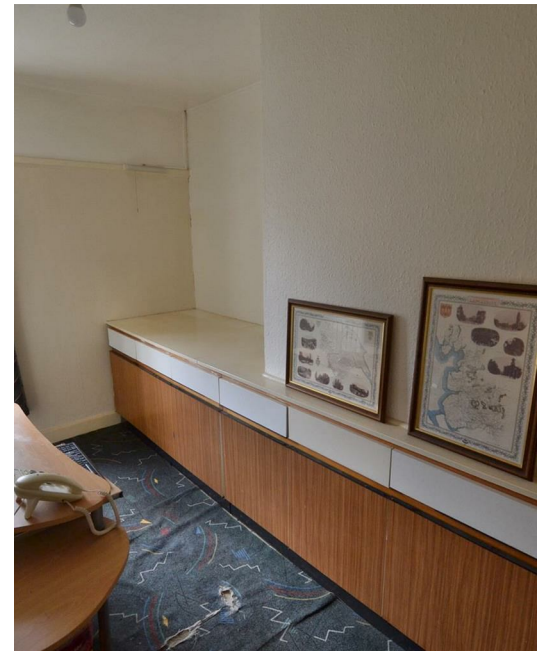
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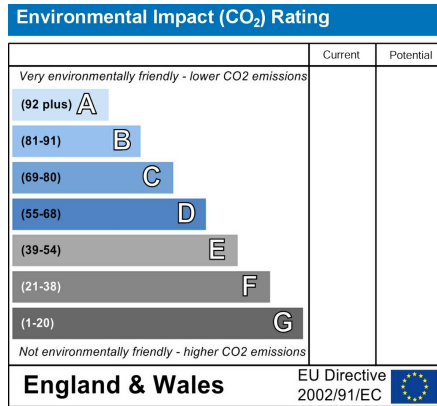
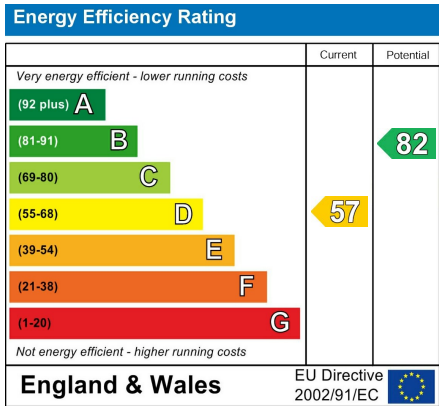
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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777
Email: sileby@sinclairestateagents.co.uk