



Sinclair



45 Middlefield Road, Cossington, Leicestershire, LE7 4UT

New Price £264,500

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Property at a glance

- Sought After Village
- Two Double Bedrooms
- Countryside Views To Rear
- Council Tax Band*: C
- Lovely Bungalow
- Conservatory
- Modern Kitchen & Shower Room
- Price: £264,500

Overview

A LOVELY BUNGALOW OFFERING WELL APPOINTED MODERN ACCOMMODATION AND FANTASTIC COUNTRYSIDE VIEWS IN THE SOUGHT AFTER VILLAGE OF COSSINGTON. The bungalow offers ready to move into accommodation with 'NEST' controlled heating, a refitted kitchen and shower room, living room, two double bedrooms and breakfast conservatory. Outside the rear garden enjoys countryside views and there is off road parking to the front drive.

Location**

Cossington is a picturesque village within the Soar Valley in Leicestershire. It lies between Sileby and Rothley, Although there is no railway service to Cossington, the Ivanhoe Line runs along the Midland Main Line between Leicester and Loughborough. The village is home to three businesses; two garden centres (Goscote Nursery & Derry's Nursery) and a public house, The Royal Oak. There is a small primary school in the village and Ratcliffe College is nearby. Nearest Airport: East Midlands (22.1 miles) Nearest Train Station: Sileby (1.4 miles) Nearest Town: Loughborough (7.5 miles) Nearest Motorway Access: M1 (J21a)



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

Ground Floor



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Detailed Accommodation

DETAILED ACCOMMODATION

Canopy storm porch with down light, uPVC double glazed door with inset opaque glass window through to the entrance hall.

ENTRANCE HALL

The entrance hall is L shaped with a radiator and built in meter cupboard. The landing gives way with panel doors and chrome handles through to the living room, refitted kitchen, two double bedrooms and refitted shower room. Wood effect laminate flooring and loft access hatch with pull down ladder which leads to the part boarded loft and which houses the combination gas boiler.

LIVING ROOM

14'6" x 10'11" (4.42 x 3.33)

(To the side of chimney breast)

uPVC double glazed window to the front elevation, radiator and wood effect laminate flooring. A centre piece to the room with wall mounted electric contemporary style fire, there is additional contemporary six bar wall mounted radiator.

REFITTED KITCHEN

9'10" x 7'0" (3.00 x 2.13)

(Not including room entry)

The kitchen has been refitted with a stylish modern suite and which comprises a one and a half bowl single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under, fitted gloss white units to the wall and base with chrome bar handles, roll edge work surface and tiled surround with a feature colour splash back to the stainless steel gas hob which houses a stainless steel and glass extractor canopy hood over and electric fan assisted oven under, under unit lighting, radiator, integral fridge and freezer and integral washing machine, wood effect laminate flooring, window and door through to the breakfast conservatory.

BREAKFAST CONSERVATORY

7'3" x 9'3" (2.21 x 2.82)

The breakfast conservatory has uPVC double glazed construction, pitched roof with suspended pendant light, radiator, wood effect laminate flooring and double French patio doors to the rear elevation accessing the garden and enjoying views of the open countryside beyond.

BEDROOM ONE

10'11" x 10'5" (3.33 x 3.18)

uPVC double glazed window to the rear elevation overlooking the patio, garden and countryside beyond, radiator and wood effect laminate flooring.

BEDROOM TWO

10'5" x 9'11" (3.18 x 3.02)

uPVC double glazed window to the front elevation, radiator and wood effect laminate flooring.

RE-FITTED SHOWER ROOM

The shower room has been refitted with a contemporary white three piece suite comprising; Quadrant shower with curved door screening, pedestal wash hand basin with mono block tap, low flush WC with push button flush, tiled walls and wall mounted chrome heated towel rail, slate effect laminate flooring and uPVC double glazed opaque glass window to the side elevation.

OUTSIDE

The gardens provide a gravelled fore garden providing off road car standing with hedged boundaries. Side access with secure gate leading to the rear. The rear has been opened to enjoy the far reaching countryside views to the rear aspect and has a slabbed patio area with shaped lawn beyond. There is gravelled path and access to a new shed since bought in 2022 and a feature raised decking area enjoying a further seating space and the open countryside beyond.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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

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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

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Thinking of Selling?

For a free valuation of your property with no obligation
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