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'Kamburu', 5 Homestead Close, Cossington, Leicestershire, LE7 4UN

£510,000

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Property at a glance

- Sought After Village
- Master En-Suite
- Wood Burning Stoves
- Council Tax Band*: D
- High Quality Finish
- Extended Garden / Sitting Room
- Beautifully Landscaped Gardens
- Price: £510,000

Overview

This super detached bungalow enjoys quality fixtures and fittings and has been much improved by the current Vendors with the addition of a rear garden / sitting room which enjoys views of the landscaped gardens and has bi-fold doors accessing the open plan family dining kitchen. There is further accommodation comprising: reception hall, living room with feature fireplace and wood burner, two double bedrooms with stylish fitted en-suite shower room to the master; and the addition of a further bathroom. The property has a generously proportioned frontage with landscaped gardens and a driveway providing ample off road car standing and a double garage.

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.



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Detailed Accommodation

Composite entrance door with inset contemporary styled double glazed windows through to the reception hall.

RECEPTION HALL

The reception hall has engineered oak panel doors accessing the main living room, open plan feature dining kitchen, two bedrooms with en-suite to the master and contemporary styled and refitted main bathroom. Radiator and door accessing a cloaks storage cupboard.

LIVING ROOM

21'6" x 13'5" (6.55m x 4.09m)

(To the side of chimney breast)

Feature central fireplace with raised hearth surmounted by a wood burning stove with exposed brick surround and timber over mantel. uPVC double glazed window to the front elevation, two radiators and uPVC double glazed french patio doors with adjacent picture windows overlooking and accessing the beautifully landscaped gardens. From the living room there are double doors accessing the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

16'4" x 12'10" (4.98m x 3.91m)

The open plan dining kitchen is a particular feature of sale and the central hub to the bungalow with contemporary kitchen fitted with a Franke stainless steel sink unit with stylish chrome mixer tap over and storage under. Range of fitted gloss fronted units to the wall and base with soft close pan drawers, under unit lighting, granite work surfaces with matching up stand and centre island unit with breakfast bar with further storage under and retractable power point tower. Fisher and Paykel double eye level oven and grill and space for a tall standing american style fridge freezer, plumbing for dishwasher, plumbing for washing machine and a Zanussi electric hob with extractor fan over, tiled flooring, radiator and bi-fold doors accessing the recently added garden / sitting room (2022).

GARDEN / SITTING ROOM

12'4" x 11'9" (3.76m x 3.58m)

A super addition to the bungalow offering flexibility of accommodation and enjoying bi-fold doors opening to the dining kitchen. Pitched roof with double glazed skylight windows and a hearth surmounted by a wood burning stove. There are three uPVC double glazed doors and windows overlooking and accessing the beautifully landscaped gardens.

MASTER BEDROOM

12'9" x 10'11" (3.89m x 3.33m)

(To the front of wardrobes / cupboards)

The master bedroom enjoys uPVC double glazed french patio doors overlooking and accessing the garden, range of contemporary style fitted wardrobes / cupboards with sliding doors and door accessing the en-suite shower room.

EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white contemporary suite comprising: walk-in shower area with glass screening with drencher shower head and hose, vanity unit surmounted by a wash hand basin with chrome mixer tap over and a low flush WC with concealed cistern and push button flush, heated chrome towel rail, tiled walls and flooring and double glazed skylight window.

BEDROOM TWO

12'7" x 10'8" (3.84m x 3.25m)

(To the front of wardrobes / cupboards)

uPVC double glazed window to the side elevation, radiator and a range of contemporary styled fitted wardrobes / cupboards with sliding doors.

BATHROOM

The main bathroom is fitted with a white contemporary three piece suite comprising: panel bath with corner mounted taps and thermostatic shower over with shower screening. Vanity unit surmounted by a wash hand basin with chrome mixer tap over and storage under. Low flush WC with concealed cistern and push button flush. Heated chrome towel rail, tiled walls and flooring. Fitted light tunnel to the ceiling providing natural daylight to the room.

OUTSIDE

The property occupies a pleasant position within the cul de sac being set back from the road with a generously proportioned frontage and beautifully landscaped gardens with a variety of mature plants and shrubs. There is a lawned area and a block paved driveway providing ample parking which in turn leads to the garage. Gated side access leading to the rear.

The rear garden is a further feature of sale being beautifully landscaped by the current Vendors offering low maintenance and privacy to the plot. There are timber decking and block paved pathways, a central lawned area, walled and fenced boundaries and two gravelled areas with pleasant water features and pond. To the corner of the plot there is a sectioned

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trellised area with timber store and log store and a greenhouse. There is a further timber decking area to the side of the garden / sitting room.

DOUBLE GARAGE

17'8" x 15'1" (5.38m x 4.60m)

With an electric and remotely operated up and over door, electric light and power. There is a utility space to the rear with plumbing for washing machine and space for a tumble dryer. Wall mounted gas fed boiler, uPVC double glazed windows to the side elevation and personal access door to the side elevation.



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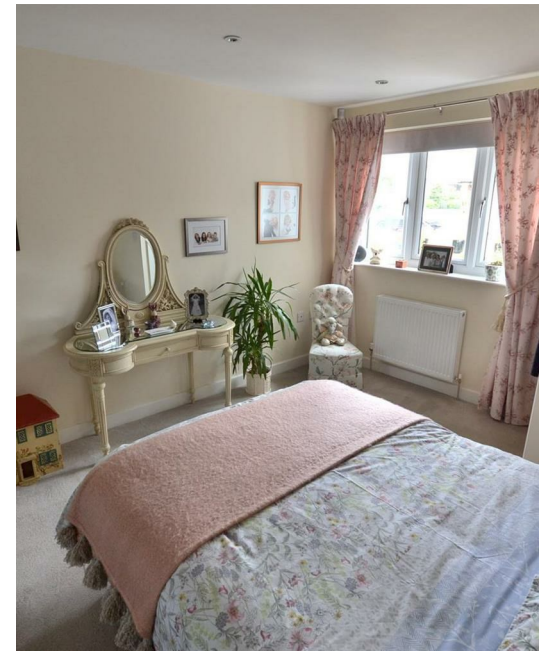
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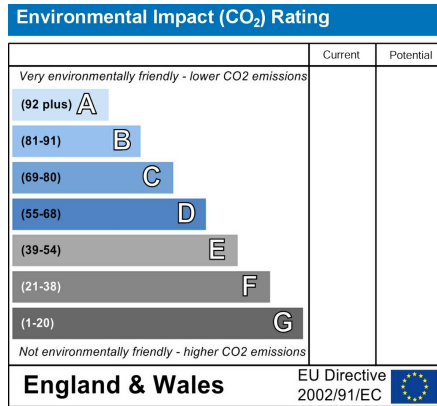
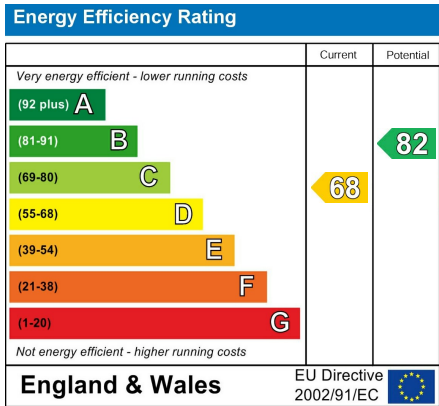
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Fixture & Fittings

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.

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Tenure

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

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