

An aerial photograph of a residential street. A red brick house with a bay window is highlighted with a pink border. To its left is a grey building with a blue door and a white van parked in front. Further up the street, a white van is parked in a driveway. The street is lined with other houses and trees. The Sinclair logo is in the top right corner.

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111 Cossington Road, Sileby, Leicestershire, LE12 7RP

Guide Price £300,000

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Property at a glance

- Period Three Storey Residence
- Additional Parcel of Land
- Sought After Location
- Council Tax Band*: C
- 40' x 12'8" Garage
- Four Bedrooms
- Unique Opportunity
- Price: £300,000

Overview

An interesting opportunity to acquire a three storey period bay fronted property with generously proportioned garage with parking in addition to a separate parcel of land located a short distance from the property. Although requiring some cosmetic improvements the property benefits from refitted uPVC double glazed sash windows and gas central heating with internal accommodation comprising: reception room one / living room, reception room two / dining room, cellar, breakfast kitchen and downstairs WC. On the first floor there are two bedrooms, family bathroom and to the top floor there are two further bedrooms, one of which is serviced by an en-suite. Outside there is an enclosed and private courtyard style garden in addition to the garage and further plot.

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.



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Detailed Accommodation

Period timber entrance door with arched half moon window through to reception room one / living room.

RECEPTION ROOM ONE / LIVING ROOM

13'4" x 11'11" (4.06m x 3.63m)

(To the side of chimney breast and not including bay window)

Refitted uPVC double glazed sash walk-in bay window to the front elevation, picture rail, cornice to ceiling, ceiling rose, radiator and door accessing the inner lobby.

INNER LOBBY

The inner lobby has stairs accessing the first floor and period opaque glass window to the side elevation. Door accessing reception room two / dining room.

RECEPTION ROOM TWO / DINING ROOM

13'3" x 12' (4.04m x 3.66m)

(To the side of chimney breast)

uPVC double glazed sash window to the side elevation, radiator, picture railing, arched access to an area which in turn has a door accessing the cellar. Double doors accessing the breakfast kitchen and a radiator.

CELLAR

11'2" x 10'4" with 5'10" head height (3.40m x 3.15m with 1.78m head height)

(Measurements to thral)

Electric light and power, radiator, gas meter and double glazed double window offering natural light from the front. Electric meter. The cellar has been tanked and we are advised that the floor could benefit from resealing.

BREAKFAST KITCHEN

11'5" x 13'4" max x 10'3" min (3.48m x 4.06m max x 3.12m min)

The kitchen area has a one and a half bowl sink unit with chrome mixer tap over and cupboards under, range of fitted units to the wall and base with roll edge work surface and tiled surround. Gas and electric cooker points, under unit space for a kitchen appliance, radiator and uPVC double glazed sash window to the rear elevation overlooking the garden.

There is a utility area with roll edge work surface, plumbing for washing machine, plumbing for dishwasher and further under unit space for an additional appliance. uPVC double glazed french patio doors accessing the courtyard garden and sliding door accessing downstairs cloaks / WC.

DOWNSTAIRS CLOAKS / WC

The downstairs cloaks / WC is fitted with a low flush WC, corner wash hand basin and heated chrome towel rail.

ON THE FIRST FLOOR

On the first floor a landing gives way to two bedrooms, family bathroom and stairs accessing the loft rooms.

FRONT BEDROOM ONE

13'5" x 12'2" (4.09m x 3.71m)

(To the side of chimney breast)

uPVC double glazed sash window to the front elevation and a radiator.

BEDROOM FOUR

9'6" x 7'6" max x 6'4" min (2.90m x 2.29m max x 1.93m min)

uPVC double glazed sash window to the rear elevation and a radiator. This room is currently used as a home office.

BATHROOM

The bathroom has a cast iron claw foot and roll top bath with chrome taps over, low flush WC, pedestal wash hand basin, radiator, dado railing, wood panelling and uPVC double glazed opaque glass sash window to the rear elevation.

ON THE SECOND FLOOR

On the second floor there is access to two further bedrooms with an en-suite to bedroom two.

BEDROOM TWO

13'5" x 12'4" max x 9'4" min (4.09m x 3.76m max x 2.84m min)

(Some restricted head height)

uPVC double glazed sash window to the side elevation, door accessing an en-suite shower room and a loft access hatch.

EN-SUITE SHOWER ROOM

The en-suite shower room has a walk-in shower cubicle, low flush WC and wash hand basin.

BEDROOM THREE

13'4" x 12'1" (4.06m x 3.68m)

(Some restricted head height)

uPVC double glazed sash window to the front elevation with pleasant outlook having roofscape views and views across to Mountsorrel and beyond.

OUTSIDE & GARAGE

To the front of the property is a brick wall and pillar boundary with gated access to the fore garden and main entrance door.

The garage is located to the side of the property with parking to the front. The garage is unique and a particular feature of sale for this period of property. Section one: 16'4" x 12'8" with a skylight window and up and over door. Further door accessing section two. Section two: 24'5" x 12'8" with a skylight window. The garage allows for additional secure parking or could be utilised as a well proportioned workshop, gym etc.

Between the property and garage there is a shared driveway and gated access leading to the enclosed and private courtyard garden for the property. The driveway continues giving access to a further parcel of land offered as part of the sale.

The enclosed courtyard garden has decorative granite block and tiled patio seating area with walled boundaries, outside power points and water tap.

THE ADDITIONAL LAND

The additional parcel of land is approx. 38' long x approx. 26' wide. This land is currently used for additional parking and could easily accommodate a caravan or motorhome storage. There is a concrete slabbed hard standing area and the current Vendors also utilise this as a further garden area.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	53	
(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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Photographs

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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?

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