



Sinclair

'Druids Cottage', 221 Cossington Road, Sileby, Leicestershire, LE12
7RR

£227,500

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Property at a glance

- No Upward Chain
- Ideal First Time Purchase
- Converted Loft Room
- Council Tax Band*: B
- Favoured Location
- Refitted Kitchen and Bathroom
- Covered Utility / Lean-to Space
- Price: £227,500

Overview

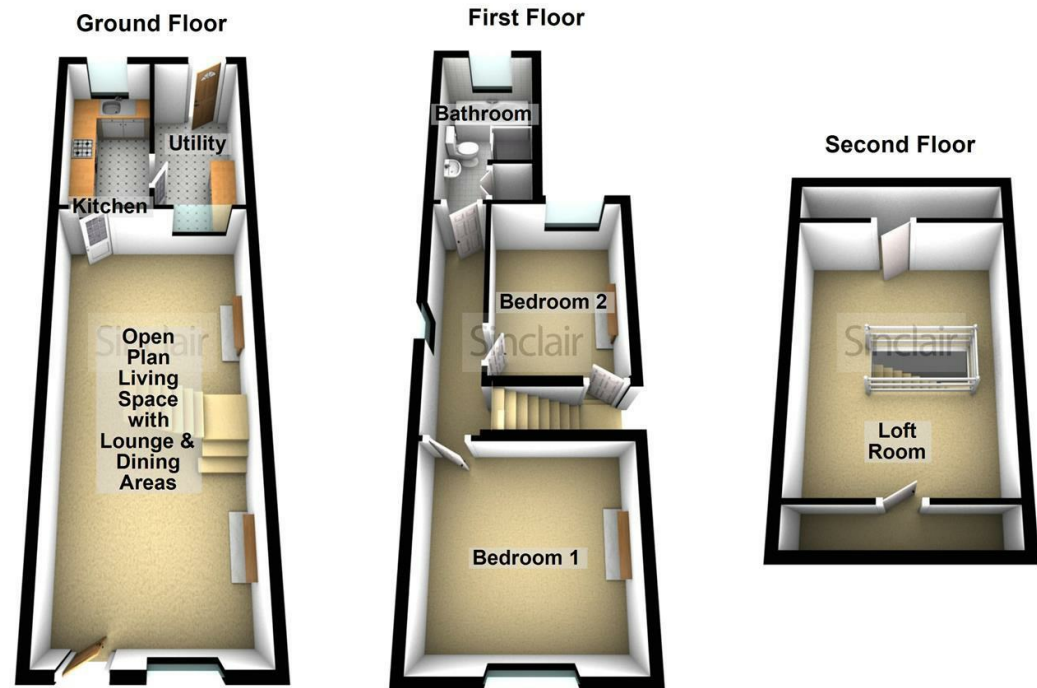
Situated on the ever popular Cossington Road, Druids Cottage is offered with no upward chain and provides ideal accommodation for the first time buyer. The property provides modernised accommodation and neutral décor throughout comprising an open plan living space with feature fireplaces, refitted kitchen and lean-to utility room to accommodate further appliances. On the first floor there are two main bedrooms with a converted loft room from bedroom two (a flexible space for a number of uses). There is a refitted contemporary four-piece bathroom providing a particular feature of sale. Outside there is a 12'4ft frontage and to the rear there is a low maintenance garden with an alley way access to Quaker Road.

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

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Composite entrance door through to the open plan living space.

OPEN PLAN LIVING SPACE

26' x 11' (overall measurements) (7.92m x 3.35m (overall measurements))

Front reception area is 11' x 8". uPVC double glazed window to the front elevation, built in meter cupboard, radiator, an exposed brick build fireplace and hearth, herringbone laminate flooring, balustrade staircase accessing the first floor with open access to reception room two.

Reception room two is 11'7" x 11'8". (To the side of chimney breast) Open feature fireplace with raised hearth, tiled back, wooden sides and over mantel and an inset open fire and grate. uPVC double glazed window and door accessing the kitchen.

KITCHEN

11'5" x 5'8" (3.48m x 1.73m)

The kitchen has been refitted with a single drainer contemporary style steel sink unit with stylish mixer rinser tap over and cupboard under, fitted gloss units to the wall and base, electric induction hob with oven under and extractor fan over, wall mounted shelving, solid wooden worksurfaces with tiled splashbacks and space for a tall standing fridge freezer. uPVC double glazed windows to the rear and side elevations and a door accessing the lean-to utility room.

LEAN-TO UTILITY ROOM

11'11" x 4'5" (3.63m x 1.35m)

Tiled flooring, work surface and under unit space for appliances including; plumbing for washing machine, outside water tap and uPVC double glazed door to the rear elevation accessing the garden.

ON THE FIRST FLOOR

On the first floor a gallery landing gives way to two double bedrooms (with access to the converted loft room from bedroom two) and feature refitted bathroom, feature paneling to walls, uPVC double glazed window to the side elevation and radiator.

FRONT BEDROOM ONE

11' x 11'3" (to the side of chimney breast) (3.35m x 3.43m (to the side of chimney breast))

uPVC double glazed window to the front elevation and a period style ornamental fireplace.

REFITTED BATHROOM

The bathroom has been refitted with a contemporary four piece suite providing a particular feature of sale. There is a free standing double ended bath with floor mounted mixer tap over with shower and hose attachment. The separate walk-in shower area has glass screening, a thermostatic shower and an additional shower head and hose, low flush wc, pedestal wash hand basin, tiled flooring and part tiled walls, heated towel rail.

BEDROOM TWO

11'3" x 8' (to the side of chimney breast) (3.43m x 2.44m (to the side of chimney breast))

uPVC double glazed window to the rear elevation, radiator, brick painted fireplace with recess and door with steps accessing the converted loft room.

CONVERTED LOFT ROOM

10' 15'9" (3.05m 4.80m)

(Overall measurements, with some restricted head height and including stair recess) Double glazed skylight window to the rear elevation with pleasant outlook across to Mountsorrel village, eaves storage, electric light and power.

OUTSIDE

There is a gravelled 12'4" long frontage.

To the rear of the property is a patio area with steps leading to a gravelled courtyard style garden with timber screen fencing, artificial lawned area.

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Energy Efficiency Rating

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

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Fixture & Fittings

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

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

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