



Sinclair

59 Cossington Road, Sileby, Leicestershire, LE12 7RW

£365,000

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Property at a glance

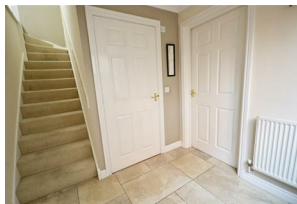
- Four Bedroom Detached
- Three Bathrooms & Downstairs WC
- Three Storey Accomodation
- Council Tax Band*: C
- No Upward Chain
- Detached Double Garage
- Village Location
- Price: £365,000

Overview

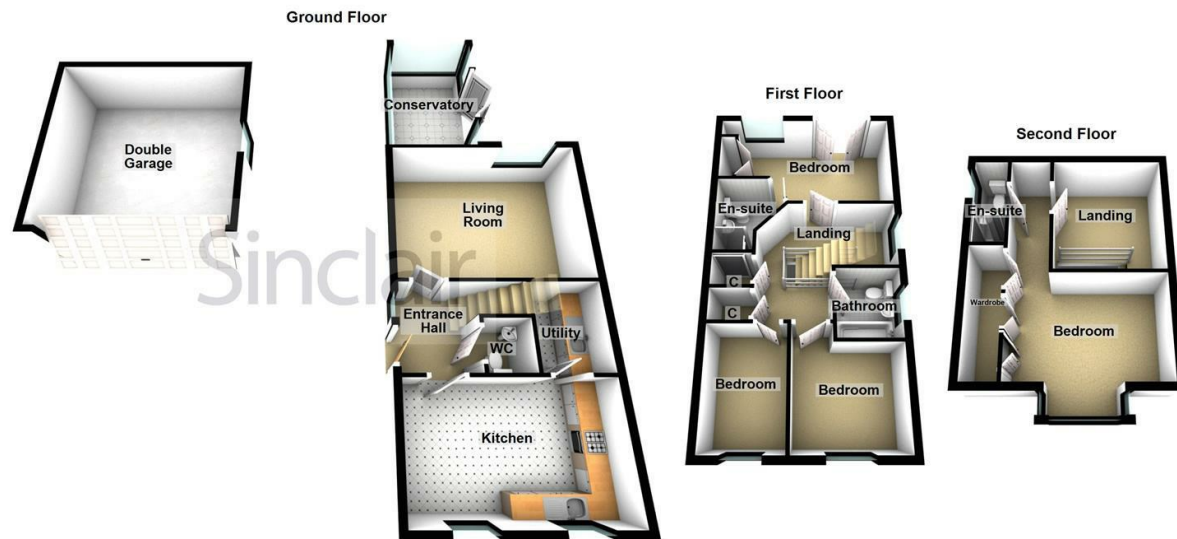
Situated on the ever popular Cossington Road, this FOUR BEDROOM DETACHED PROPERTY is offered to the market with NO UPWARD CHAIN. The property provides modern accommodation with ample parking and double garage accessed via Harlequin road. Comprising entrance hall, guest cloakroom/wc, family dining kitchen, utility room, open plan living room and conservatory. On the first floor there are three bedrooms, an en-suite and a family bathroom. To the second floor there is an open landing space, bedroom and further en-suite. Outside there is a low maintenance garden and a double 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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

6'2 x 7'6 (1.88m x 2.29m)

Entered through a uPVC front door with opaque double glazed window to side, tiled flooring, pendant lighting with stairs rising to the first floor.

Living Room

16 x 12'4 (4.88m x 3.76m)

Enjoying engineered oak flooring, coving, pendant lighting, electric fireplace and a uPVC double glazed window to rear.

Conservatory

7'1 x 11'7 (2.16m x 3.53m)

Continuing through from the living room having uPVC double glazed windows and French doors accessing the garden.

Dining Kitchen

16'2 x 10 (4.93m x 3.05m)

Comprising a range of wall and base units, granite worksurfaces, electric built in oven, four ring induction hob with extractor fan over, built in dishwasher, ceramic one and a half sink and drainer unit with tiled splashback. Also having two uPVC double glazed sash windows to front,, pendant lighting, radiator, tiled flooring and accessing the utility room.

Utility Room

5'6 x 7'2 (1.68m x 2.18m)

Having timber effect vinyl flooring, tiled splashback, a range of base units with rolled edge worksurface, stainless steel sink and drainer unit, wall mounted gas boiler, space and plumbing for appliances,

Guest Cloakroom

4'3 x 3'4 (1.30m x 1.02m)

Having a low level flush wc, corner pedestal wash hand basin with tiled splashback, radiator, extractor fan and timber effect vinyl flooring.

FIRST FLOOR LANDING

Stairs rising to the first floor giving way to three bedrooms and a family bathroom, uPVC double glazed opaque window to side and a range of storage cupboards, one housing the water cylinder.

Bedroom

16'2 x 9 (4.93m x 2.74m)

Having a Juliet balcony to the rear adjacent to a uPVC double glazed window, coving, a range of wardrobes and accessing the en-suite.

En-Suite

8'1 x 3'10 (2.46m x 1.17m)

This three piece suite comprises, low level flush wc, pedestal wash hand basin with tiled splashback, thermostatic shower enclosure, uPVC double glazed opaque window to side, radiator, extractor fan and timber effect vinyl flooring.

Bedroom

9'2 x 8'5 (2.79m x 2.57m)

Enjoying uPVC double glazed sash window to front, coving and radiator.

Bedroom

6'7 x 9'11 (2.01m x 3.02m)

Enjoying uPVC double glazed sash window to front, coving and radiator.

Bathroom

6'1 x 5'5 (1.85m x 1.65m)

Comprising, push button wc, vanity wash hand basin with mixer tap, panelled bath with thermostatic shower over, part tiled walls, extractor fan, shaver point and uPVC double glazed opaque window to side

SECOND FLOOR LANDING

9'2 x 6'4 (2.79m x 1.93m)

Stairs rising to the second floor give way to an open landing space with velux window, pendant lighting and accessing the bedroom.

Bedroom

13'2 x 8'3 (4.01m x 2.51m)

Having a uPVC double glazed sash window to front and Velux to rear, radiator, a range of built in wardrobes and accessing the en-suite.

En-Suite

2'8 x 7'9 (0.81m x 2.36m)

Comprising push button wc, pedestal wash hand basin, shower enclosure, extractor fan, uPVC double glazed opaque window to side, tiled splashback and timber effect vinyl flooring.

OUTSIDE

The gardens is laid over various levels including a lawned garden, patio and decking areas. The deceptive garden continues via a pathway leading to the double garage and parking arrangements. The garage and parking for multiple vehicles are entered through electric gates accessed via Harlequin Road.

Double Garage

17'3 x 16'10 (5.26m x 5.13m)

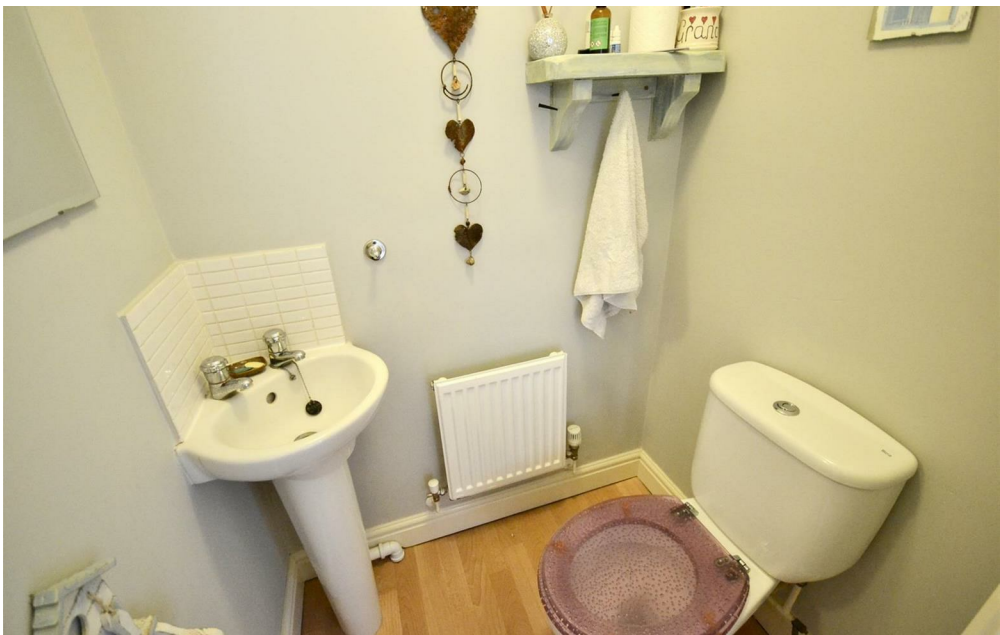
Having an electric up and over door, light and power and uPVC double glazed window to side.

Note To Purchasers

It should be noted by prospective purchasers that the property is currently going through probate and an exchange and completion will not be possible until probate has been granted.

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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	74	78
(55-68) D		
(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

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

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.

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Thinking of Selling?

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