Holders

A Modern Estate Agent

5 Cossington Road, Loughborough, LE12 7RW

Offers in the region of £350,000

A distinctive two-bedroom character home occupying a prominent Cossington Road position, combining exposed brickwork, oak beams, traditional panelling and a log burner with a stylish contemporary kitchen. The property is complemented by a beautifully landscaped, low-maintenance garden with patio seating, feature brickwork and artificial lawns.

Summary
Situated in a prominent position on Cossington Road, this distinctive two-bedroom home offers an exceptional blend of character and contemporary style, with beautifully presented accommodation arranged over two floors and an attractive low-maintenance garden.

The ground floor is centred around an impressive open-plan dining and living space, where beautiful exposed brick feature walls, overhead oak-beamed ceilings and traditional wall panelling create a wealth of character and individuality. The space is thoughtfully arranged around a focal log burner set within a striking brick surround, providing a natural centrepiece and an inviting atmosphere. The contemporary kitchen complements the character of the adjoining accommodation, fitted with slate grey cabinetry, solid wood worktops, an inset ceramic sink and contrasting tiled splashbacks.

A useful hallway provides access between the principal living spaces and also incorporates a convenient storage cupboard. To the first floor are two well-proportioned bedrooms, alongside a modern bathroom fitted with a three-piece suite comprising WC, wash hand basin and bath with chrome shower over.

Externally, the property continues to impress with a wonderfully low-maintenance garden, featuring attractive exposed brickwork, patio seating areas and artificial lawns, creating a versatile setting for outdoor dining, entertaining or simply enjoying the surroundings with minimal upkeep. The prominent Cossington Road position further enhances the appeal of this individual and characterful home, which offers a particularly stylish combination of period features and modern finishes.

Disclaimer
1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

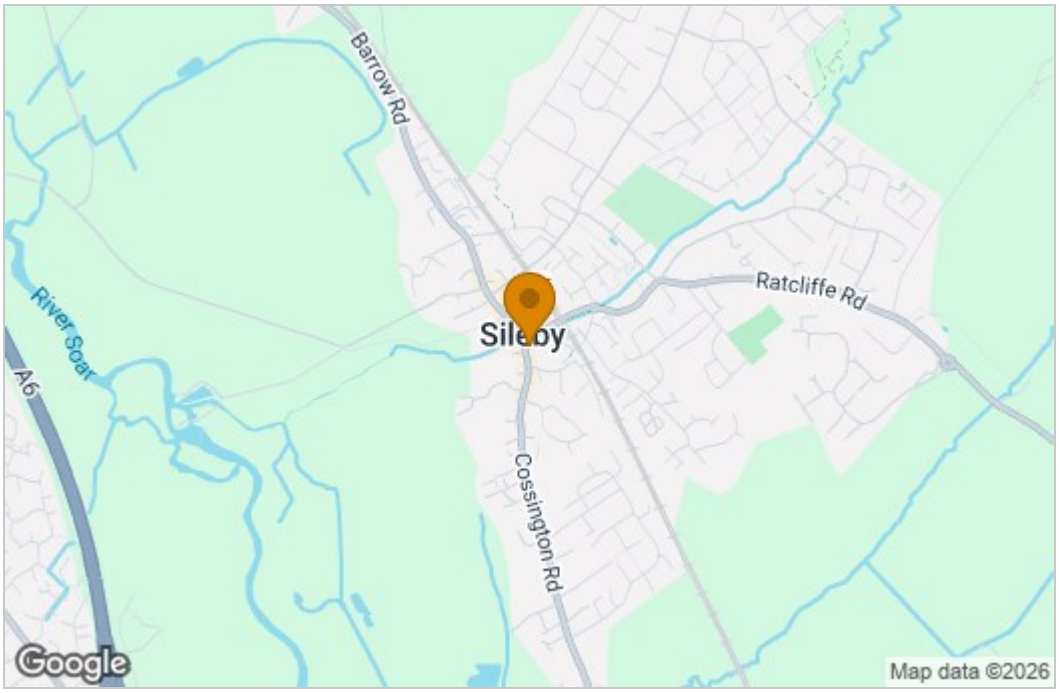
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

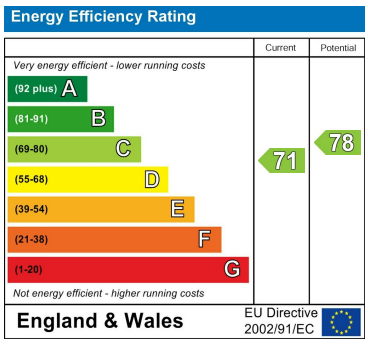
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Area Map



Energy Efficiency Graph



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