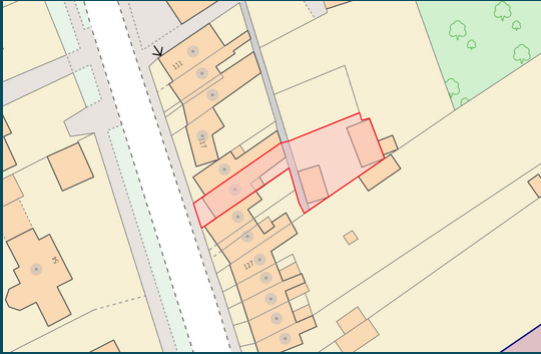




121 Cossington Road, Sileby, Leicestershire, LE127RP

MOORE
& YORK



Property at a glance:

- Victorian Home
- Spacious Accommodation
- Three Bedrooms
- Three Reception Rooms
- Large Plot To Rear
- Substantial Workshop & Summerhouse
- Huge Character
- Beautiful Woodwork
- Sought After Address
- Entrance Hall
- Kitchen & Utility
- Bathroom with Shower

£240,000 Freehold



A surprisingly spacious three bedroom, three reception room Victorian home, situated in this highly sought after address and bursting with character features including log burners, coffered ceiling, bespoke cabinetry and woodwork. The property is centrally heated and double glazed with accommodation also including fitted kitchen, utility, bathroom with shower and to cap it all off an amazing garden plot to the rear having substantial outbuildings and providing plenty of space for entertaining and relaxing.

SILEBY

Sileby is a popular village location ideally placed for access to the university town of Loughborough which offers a range of amenities to include renowned schooling, the university and colleges as well as a wide range of shopping and recreational pursuits. Sileby is also well placed for the city of Leicester which is a major centre of employment.

The village itself offers a good range of amenities to include shopping for day to day needs as well as two primary schools, railway station, active marina, regular bus service, various public houses, places of worship and convenient road links.

EPC RATING

We await the EPC rating for this home. Please check using the postcode via epcregister.co.uk.

FRONT FORECOURT

The property sits back from the pavement behind a walled forecourt which is mainly gravelled for ease of maintenance and leads directly to the recessed entrance porch.

ENTRANCE HALL

2.54m x 1.07m (8' 4" x 3' 6") With half height wainscoted walls, timber front door with





arched windows and stained glass, radiator, oak plank floor with mat-well, corniced ceiling and doors off to the following two rooms at the side and rear respectively.

SITTING ROOM

4.34m x 3.02m (14' 3" x 9' 11") overall. Corniced ceiling with decorative medallion, recessed fireplace with log burner and tiled hearth, built in cupboard with gas meter, two radiators and Upvc box bay to the front elevation.

LOUNGE

4.71m x 4.08m (15' 5" x 13' 5") With oak plank flooring, coffered ceiling, wainscoted walls, recessed fireplace with log burner, multi paned window to the lean to Conservatory, double radiator, openly to the kitchen and staircase with beautifully ornate ecclesiastical handrail/ballustrade.

KITCHEN

3.92m x 2.20m (12' 10" x 7' 3") With base and eye level units providing ample storage, roll edge worktops, display cabinets and five ring gas hob with mosaic tile splash back and extractor over. Integrated dishwasher, dual oven with microwave, modern glow-worm boiler, 1.25 bowl sink with mixed tap, window to the side elevation, ceiling downlights, tiled floor with under-floor electric heating and open-way to:

UTILITY AREA

2.20m x 1.35m (7' 3" x 4' 5") With plumbing for two appliances and worktop over, space for american style fridge/freezer, additional cabinetry, Upvc window to the side elevation, tiled floor with electric under-floor heating and door plus step up at the rear to:

DINING ROOM

3.40m x 2.20m (11' 2" x 7' 3") With built in cabinetry for storage, central heating radiator, Oak effect flooring, Upvc window to the side elevation and Upvc French doors to the garden at the rear.

FIRST FLOOR LANDING

4.72m x 3.15m (15' 6" x 10' 4") maximum. an 'L' shaped space with two ceiling light points and door separating the stairwell and rear landing space. Large loft access hatch.

UPVC LEAN-TO

3.23m x 1.75m (10' 7" x 5' 9") Of mainly Upvc construction with door opening to the rear courtyard leading to the garden.

MASTER BEDROOM

4.20m x 3.71m (13' 9" x 12' 2") With Upvc double glazed window to the front elevation, central heating radiator, cast iron fireplace and ceiling light point.

BEDROOM TWO

3.81m x 2.22m (12' 6" x 7' 3") With Upvc double glazed window to the rear elevation, ceiling light point, radiator and airing cupboard with cylinder and storage.

BEDROOM THREE

3.03m x 2.14m (9' 11" x 7' 0") With Upvc double glazed window to the rear elevation, ceiling light point, shelving and timber effect flooring.

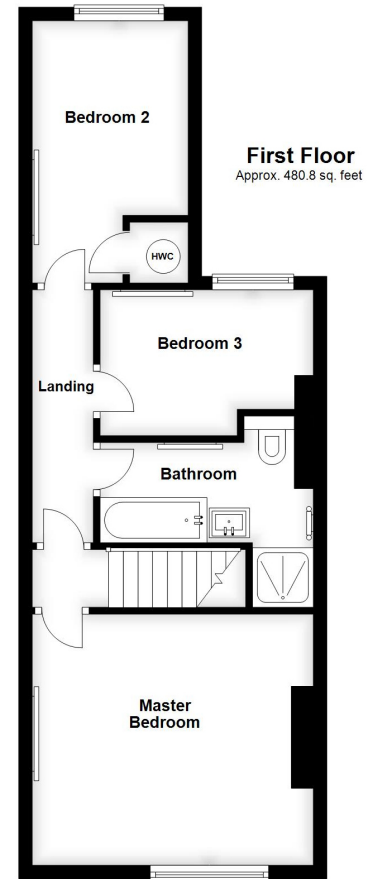
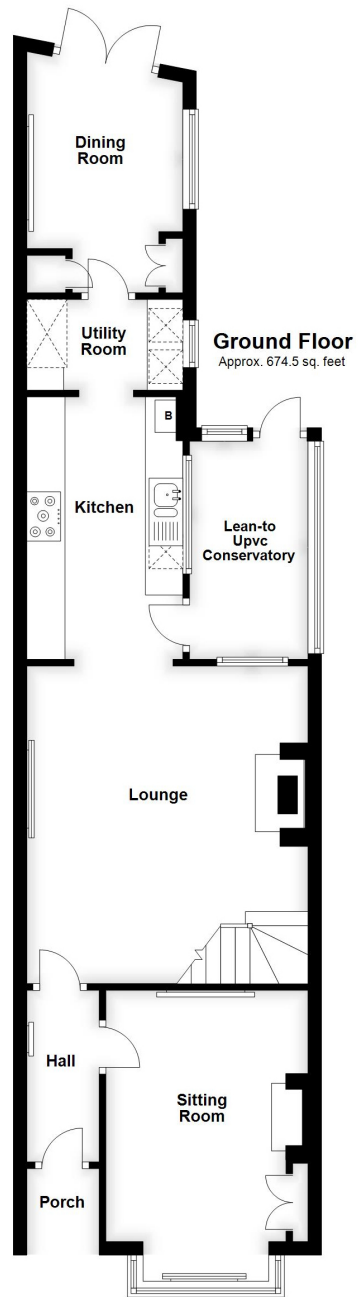
BATHROOM

3.17m x 1.50m (10' 5" x 4' 11") min. With four piece suite comprising fully tiled shower cubicle, free standing washbasin, WC and panelled bath. White finish towel rail, radiator and ceiling down-lights.

REAR GARDEN AND OUTBUILDINGS

The rear gardens are quite a surprise for the type of property (Please note the approximate plot plan provided for reference) and far larger than one might reasonably expect in terms of size with ample space for entertaining guests, general relaxation and providing room for a pair of substantial timber buildings which comprise a workshop (7.20m x 3.57m) and summer house/store (3.75m x 2.67m) with the latter having a covered seating area in front and a covered area to side with pizza oven installed.





Total area: approx. 1155.3 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

