



FOR SALE
Aston & Co
ESTATE & LETTING AGENTS
01162 607788

43 Middlefield Road
, Cossington, LE7 4UT
£270,000



Set in the ever popular village of Cossington with open views to the rear, this well presented bungalow is a must view for potential buyers. The accommodation briefly consists of, entrance hall, lounge, kitchen, conservatory, two bedrooms and a bathroom. The property also benefits from upvc double glazing, gas central heating, off road parking, garage, and rear garden. Viewing is strictly by appointment only.

- Well Presented Semi Detached Bungalow
- Village Location With Open Views To The Rear
- Two Double Bedrooms
- Lounge, kitchen & Conservatory
- Garage & Parking
- Rear Garden
- Viewing Essential
- EPC Rating E, Freehold, Council Tax Band C



Location

Cossington is one of the area's most sought after & picturesque Charnwood villages lying approximately 7.5 miles north of Leicester and 8 miles south of Loughborough. The village is ideally placed for easy access to Leicester, Loughborough and Melton Mowbray, the A46 and M1/M69 motor way networks. Cossington is just a short drive from the park and ride located in Birstall and has two train station close by in Syston & Sileby. The village itself offers a public house, parish church and a primary school with a wider range of local amenities found within the nearby villages of Rothley, Sileby and Syston.

Entrance Hall

7'8" x 8'5" (2.36 x 2.57)
(maximum measurements) Providing access to the following.

Lounge

10'9" x 14'6" (3.30 x 4.42)
With window to the front, coved ceiling, electric fire and feature fire place.

Kitchen

9'10" x 9'10" (3.02 x 3.00)
(maximum measurements) Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a free standing cooker, sink and driner unit, appliance space, dual aspect windows and a stable door leading into the conservatory.

Conservatory

10'5" x 9'6" (3.18 x 2.92)
Upvc double glazed conservatory with radiator, power and light. The conservatory also benefits from a designated utility area with roll edge work surface and plumbing for a washing machine, space for a tumble dryer and storage cupboard.

Bathroom

6'0" x 5'6" (1.85 x 1.68)
Fitted with a three piece suite comprising, low level wc, vanity unit with mounted basin and bath with shower over.

Bedroom One

10'5" x 10'9" (3.20 x 3.30)
With window to the rear aspect.

Bedroom Two

9'10" x 10'5" (3.00 x 3.18)
With window to the front.

Outside

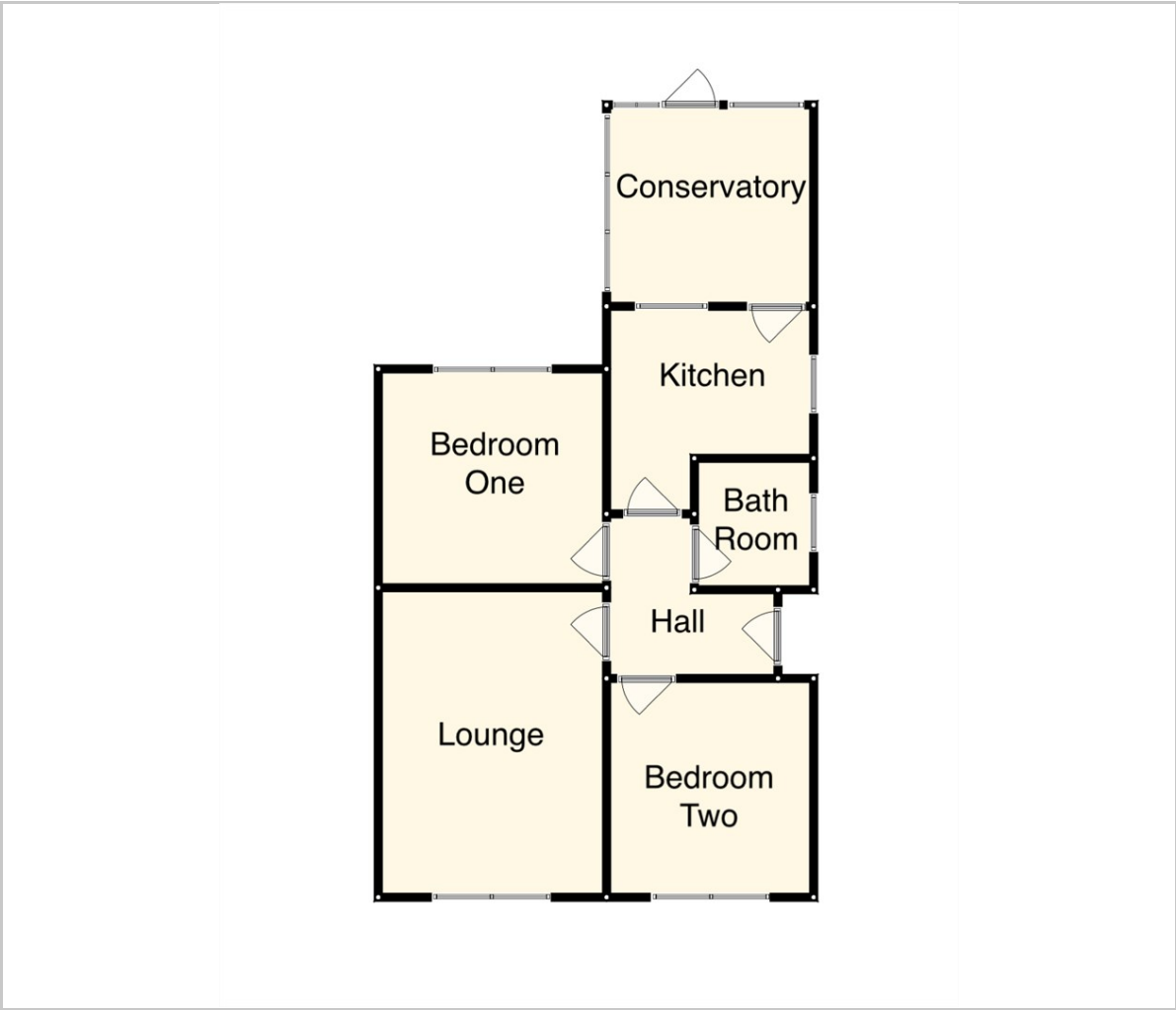
To the front of the property is a garden with planted borders and walled boundry, gravelled hard standing and a drive way which in turn leads to the garage and gated access to the rear.
To the rear is a garden with patio and lawned areas, planted borders, fenced boundaries and open views to the rear.

Services

The property benefits from mains, gas, water, electric and drainage.
Internet- Standard & Superfast see Ofcom checker for more details.
Mobile-see Ofcom checker for more details.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

