



1 Back Lane

Cossington, Leicester, LE7 4UQ

£295,000



Blending original features with a contemporary twist, a double garage, parking, garden and a village location this immaculately presented character home has to be viewed to be fully appreciated. The accommodation briefly consists of, entrance hall, lounge, kitchen-diner, two double bedrooms and a bathroom. The property also benefits from gas central heating, upvc double glazing, pantry/utility area, courtyard and two brick stores. Viewing is strictly by appointment only.

- Character Property
- Immaculately Presented Contemporary Interior
- Village Location
- Two Double Bedrooms
- Garage & Parking
- Garden & Courtyard
- Viewings Essential
- EPC Rating E, Freehold, Council Tax Band B
- Bosch Fitted Appliances in the Kitchen
- Recently Fitted Worcester Combi Boiler with Hive Thermostat



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 stations 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.

The Property

The property is entered via a upvc double glazed door leading into.

Entrance Hall

With stairs to the first floor, tiled flooring and provides access to the following.

Lounge

3.98 x 3.44

With dual aspect windows, exposed floorboards, built in cupboard and shelving.

Kitchen-Diner

11'1" x 13'9" (3.40 x 4.2)

Fitted with a range of floor and wall mounted units with butcher's block work tops and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, cast iron Victorian style radiator, dual aspect windows, understairs storage cupboard and doors leading to the rear garden and pantry.

Pantry/Utility Area

With plumbing for a washing machine, power, light and window.

The First Floor

Bedroom One

3.45 x 4.20

With dual aspect windows and built in wardrobe.

Bedroom Two

10'0" x 11'1" (3.06 x 3.4)

With dual aspect windows,

Bathroom

7'9" x 10'0" (2.37 x 3.06)

Fitted with a three piece suite comprising, low level wc, wall mounted basin and bath with shower over. The bathroom also benefits from recessed spotlighting and a heated towel rail.

Outside

The property is accessed via a drive way located on main st, which in turns leads to off road parking, a double garage and the property. The property benefits from a court year to the rear with two brick stores. To the front is generous garden with fenced and walled boundaries.

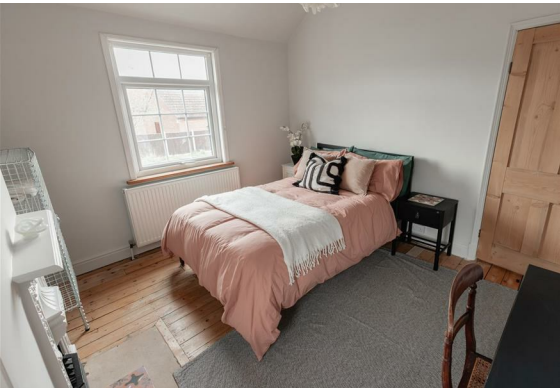
Garage

17'4" x 12'1" (5.30 x 3.69)

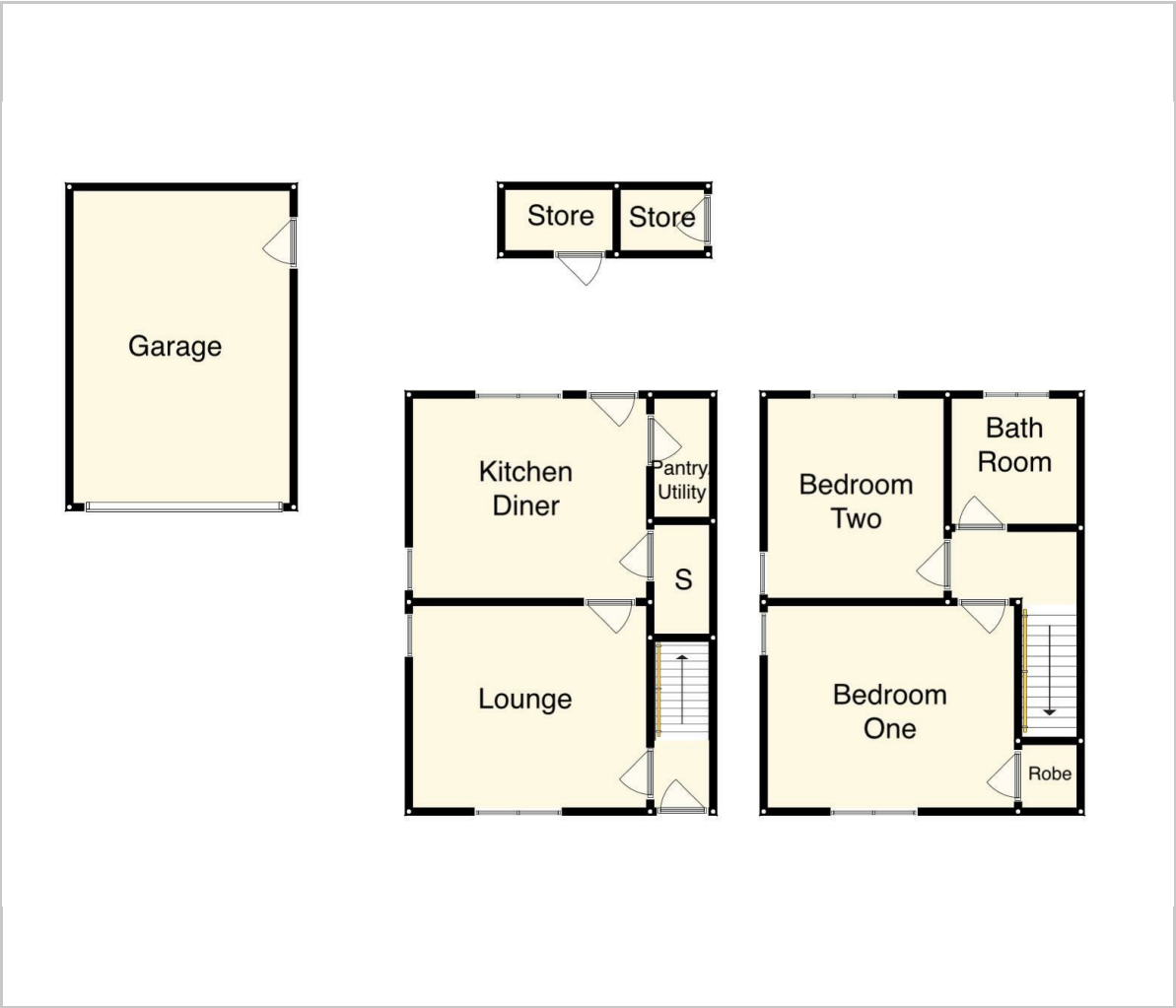
With up and over door, power, light and personnel door.

Services

The property benefits from mains, gas electric, water & drainage.
The boiler is gas fired with a recently fitted Worcester combi boiler with hive thermostat.
Internet- standard & superfast only-see ofcom checker for more details
Mobile- Some providers may not offer coverage to this location. See Ofcom checker and your provider 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

