



Cossington Road

Sileby, Loughborough, LE12 7RS

£260,000

Property Features

- VIDEO TOUR AVAILABLE
- OFF ROAD PARKING
- GARAGE
- KITCHEN
- LOUNGE/DINER
- UTILITY ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- EN-SUITE
- REAR GARDEN



Full Description

VIDEO TOUR AVAILABLE This WONDERFUL FAMILY HOME is IMMACULATE THROUGHOUT and boasts a KITCHEN, LOUNGE/DINER, UTILITY ROOM and GARAGE to the GROUND FLOOR, whilst upstairs the landing gives way to THREE BEDROOMS, one having ENSUITE and a FABULOUS FAMILY BATHROOM, Outside the block paved DRIVEWAY to the front provide excellent parking facilities, whilst to the rear a well-tended, low maintenance garden compliments this LOVELY HOME in a desirable village location.

PORCH

Front door, into porch area with PVCu glazing to front and side elevations.

ENTRANCE HALL

Door into entrance hall, radiator, doors to utility, kitchen, lounge/diner and stairs to first floor.

KITCHEN

10' 04" x 7' 10" (3.15m x 2.39m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, space for fridge and freezer, under counter space and plumbing for dishwasher, integrated electric oven with four ring gas hob with stainless steel extractor over, PVCu double glazed window to front elevation and radiator.

LOUNGE/DINER

20' 01" x 12' 00" (6.12m x 3.66m)

PVCu double glazed patio doors, PVCu sliding doors to rear elevation and radiator.

UTILITY ROOM

8' 0 (MAX)" x 8' 02 (MAX)" (2.44m x 2.49m)

Space and plumbing for washing machine and dryer, storage/pantry and door to garage.



LANDING

Access to the fully boarded loft, doors to all three bedrooms and family bathroom.

BEDROOM ONE

11' 11" x 9' 09" (TO WARDROBES)" (3.63m x 2.97m)

Fitted wardrobes, radiator, PVCu double glazed window to the rear elevation, radiator and door to en-suite.



EN SUITE

Fitted with a three piece suite comprising shower cubicle, back to wall w.c, wash hand basin with storage below, PVCu double glazed window to the side elevation and radiator.

BEDROOM TWO

11' 05" x 9' 11" (MAX)" (3.48m x 3.02m)

PVCu double glazed window to the rear elevation and radiator.



BEDROOM THREE

10' 05" x 11' 05" (MAX)" (3.18m x 3.48m)

PVCu double glazed window to the front elevation, radiator and storage.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, back to wall w.c and wash hand basin with storage below. PVCu double glazed window to the front elevation and chrome ladder style radiator.



OUTSIDE

To the front of the property is an attractive low maintenance garden with a block paved driveway providing off road parking. There is gated access which leads to the rear garden. This features a patio area and planted borders all of which are enclosed by wooden fencing.

INTEGRAL GARAGE

Up and over door into garage area.

Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.



Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

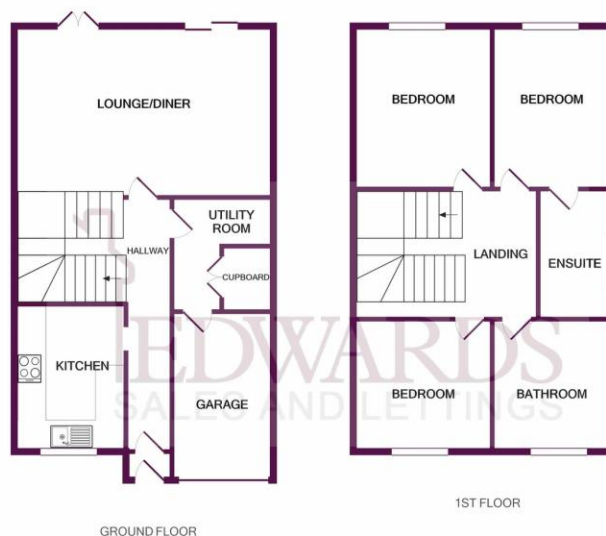
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

