



Back Lane, Cossington

Leicester, Leicestershire, LE7 4UQ

£349,950



Benefiting from having planning permission granted for a side and rear extension, fall in love with this three bedroom semi detached family home situated in the picturesque and highly regarded village of Cossington offering an array of popular village amenities which include a pub/restaurant, parish church, popular primary school and an excellent range of amenities catering for all day to day needs in the neighbouring villages of Rothley and Sileby. The gas centrally heated layout includes an entrance hall, lounge, breakfast kitchen open with utility area and a downstairs bathroom. Upstairs you will find three bedrooms (bedroom one with an en-suite). The larger than normal plot boasts a driveway providing off road parking for multiple vehicles, with a garden at the rear. An early viewing comes strongly recommended.

Accommodation

Front entrance door opens into the:

Entrance Hall

Affording plenty of space for your coats and shoes, the entrance hall is presented with carpet flooring and offers a staircase rising to the first floor, central heating radiator and a window to the side elevation.

Lounge

14'4" x 12'9" max (4.37m x 3.89m max)

Positioned around a feature fireplace, the reception room offers a window to the front elevation with a fitted blind. There is also two central heating radiators, carpet flooring, coving and two wall lights. A door leads to the:

Breakfast Kitchen

7'8" x 12'7" (2.34m x 3.84m)

Enjoying the use of a breakfast bar, the kitchen is fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, soft closing drawers and brick effect tiled splashbacks. Features include an inset sink and drainer unit, space for cooker with fitted extraction hood above, wine rack and space for appliances. With wood effect flooring, two rear elevation windows with fitted blinds and open access through to the:

Utility Area

9'8" x 4'3" max (2.95m x 1.30m max)

Providing further storage and space for an appliance, with a window to the front elevation and a door leading to the garden.

Bathroom

6'7" x 5'8" (2.01m x 1.73m)

Fitted with a modern three piece suite comprising a bath, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also a window to the side elevation and a heated towel rail.

First Floor Landing

Giving access to the bedrooms, with a window to the side elevation and a hatch to the insulated loft space.

Bedroom One

10'6" x 13'6" not into robes (3.20m x 4.11m not into robes)

A double room offering two windows to the front elevation with fitted blinds, carpet flooring, central heating radiator, built in wardrobes and a feature cast iron fireplace. A door leads to the:

En-suite Shower Room

5'2" x 5'5" (1.57m x 1.65m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin with storage beneath and wc, with a heated towel rail and tiled flooring.

Bedroom Two

11'10" x 10'5" (3.61m x 3.18m)

A second double room enjoying the use of built in wardrobes, with a window to the rear elevation with a fitted blind, carpet flooring and a central heating radiator.

Bedroom Three

8'4" x 8'5" (2.54m x 2.57m)

Featuring a window to the rear elevation with a fitted blind, carpet flooring and a central heating radiator.

Outside

Situated in the sought after Charnwood village of Cossington, a particular selling feature is the larger than normal corner plot. Electric gates with an intercom system (Negotiable) provide access to the gravelled driveway providing off road parking for multiple vehicles. There is also a useful wooden outbuilding measuring 11'8" x 11'4" and providing an ideal entertaining space but would equally make a fantastic home office or storage room. Gated access leads to the rear garden boasting paved and lawned areas, with fencing to boundaries.

Planning Permission

Planning permission has been granted by Charnwood Borough Council for a two storey side and rear extension to the dwelling, a single storey rear extension and an erection of a new garden wall. For further information, please get in touch or alternatively all the relevant planning documentation can be found on the Charnwood Borough Council website.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

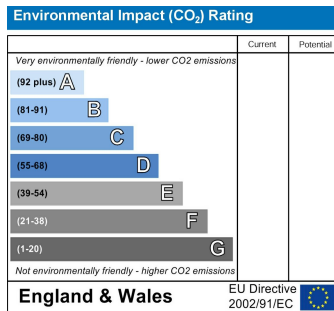
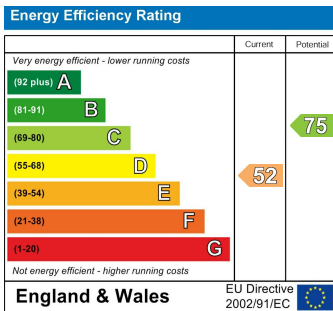
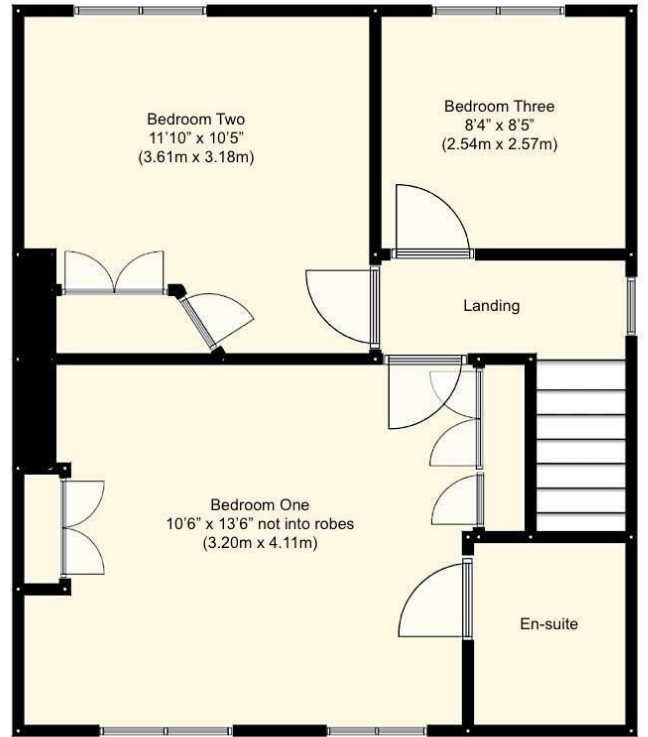
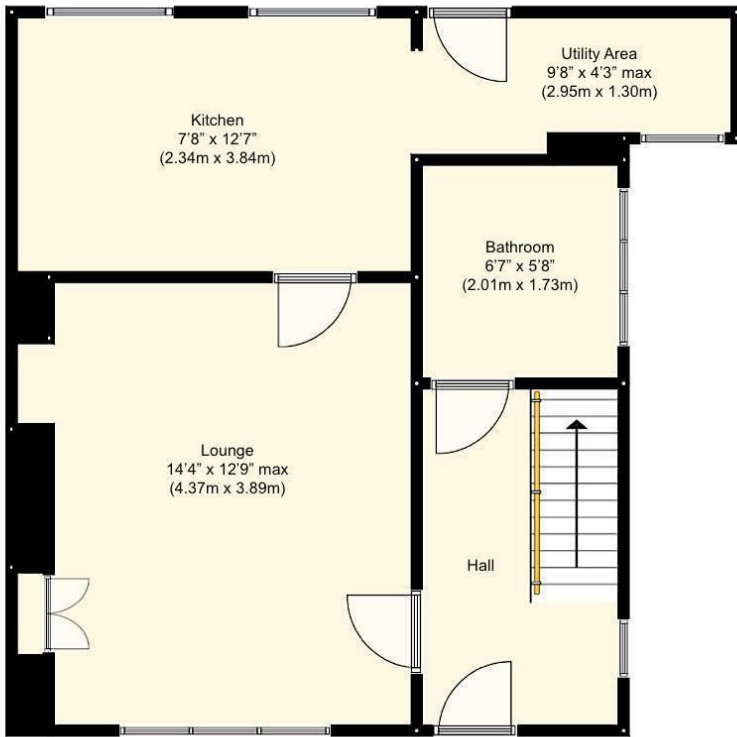
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Free Property Valuations

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