



Homestead Close, Cossington
Leicester, Leicestershire, LE7 4UN



Homestead Close, Cossington Leicester, Leicestershire, LE7 4UN £725,000

Totally transformed, from a tired home to a fabulous contemporary abode, this detached home is situated within arguably one of Charnwood's most desirable villages. Benefiting from gas central heating and double glazed windows, the layout includes an entrance hallway, larger than normal reception room, fabulous open plan living breakfast kitchen with a feature log burner and bi-folding doors. There is also a study area, utility room and downstairs WC. Upstairs you will find four well proportioned larger than normal bedrooms (bedroom one with a Juliette balcony and access to its own en-suite shower room) and a contemporary styled bathroom. Bedroom Two also features a en-suite wet room. Occupying a cul de sac position, the plot offers a driveway to the front giving access to an integral double garage providing parking for multiple vehicles, with front and rear lawned gardens. An early viewing is highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Hallway

A welcoming entrance to the property presented with tiled flooring and offering a feature oak and glass panelled staircase rising to the first floor. Complimentary spotlighting, contemporary radiator and high quality walnut double doors (throughout the downstairs) giving access to the reception room and living breakfast kitchen.

Reception Room

19'8" x 17'7" (6.00m x 5.36m)

Offering a window to the front elevation, the reception room is positioned around a feature media wall with remote controlled LED full variable spectrum lighting into the alcoves, sound bar alcove and TV recess. There are two vertical style contemporary radiators, spotlighting and carpet flooring. Sliding 'pocket' style doors lead to the:



Open Plan Living Breakfast Kitchen

20'10" x 28'8" (6.37m x 8.76m)

The heart of the home, and a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. The space has been enlarged by an extension to the rear. This area of the home is perfect for families and entertaining. The kitchen area is fitted with a contemporary range of wall mounted and base units with soft close drawers complemented by Quartz work surfaces and a solid Walnut 'Butchers Block' style breakfast bar that sits 90° to the island. The large island unit measures 3m x 1.2m and integrated within is an 'Elica' induction hob with central extraction. Appliances include a built in full size 'Neff' oven, a 'Neff' combined electric and/or steam oven, 'Neff' professional microwave. The units are served with two 'Neff' warming drawers. Inset sink and countertop drainer with mixer tap serve the wet areas, and integrated fridge, dishwasher and wine cooler conclude the appliances. The living area is positioned around a feature inset log burner. With two contemporary vertical style radiators, spotlighting, useful storage cupboard and velux windows. Bi-folding doors give access to the rear garden. A door leads to the:

Study/Storage

11'1" x 7'9" (3.40m x 2.37m)

Presented with tiled flooring, this is the perfect area for use as a study and offers spotlighting and a contemporary radiator. Doors give access to the garage, wc and utility room.

Ground Floor WC

Fitted with a modern two piece suite comprising a Villeroy & Boch wc and washbasin with underneath storage. The area is finished with a complementary tiled surround. There is also a heated towel rail and a window to the side elevation.

Utility Room

6'1" x 6'3" (1.87m x 1.93m)

Providing useful storage and space for appliances, with an inset sink with mixer tap, tiled flooring, rear elevation window and a side access door.

First Floor Landing

Giving access to the bedrooms and family bathroom, with a built in cupboard housing the central heating boiler and carpet flooring.

Bedroom One

16'9" x 14'3" (5.11m x 4.36m)

A larger than average bedroom enjoying a Juliette balcony, with carpet flooring, spotlighting and two contemporary radiators. Open access leads through to the:

Dressing Room

With built in wardrobe, window to the front elevation, carpet flooring and a door to the:

En-suite Wet Room

6'5" x 7'0" (1.97m x 2.14m)

Fitted with a contemporary three piece suite comprising a walk in Grohe shower, wash hand basin with storage beneath with mixer tap and wc, with complementary tiled surrounds. With spotlighting, shaver point, extractor fan and a heated towel rail.

Bedroom Two

12'0" x 12'0" (3.66m x 3.67m)

Another larger than normal bedroom offering a window to the rear elevation, carpet flooring, wardrobes, neutral decor, spotlighting and a contemporary radiator. A door leads to the:

En-suite Wet Room

8'3" x 5'8" (2.52m x 1.73m)

Comprising a Grohe dual rainfall walk in shower, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also a column radiator and spotlighting.

Bedroom Three

11'6" x 15'4" (3.53m x 4.69m)

Another larger than normal bedroom offering two windows overlooking the cul-de-sac, with carpet flooring, tv wall mount connection, wardrobes and a central heating radiator.

Bedroom Four

11'6" x 13'8" (3.53m x 4.17m)

Another bedroom offering a built in wardrobe, carpet flooring, TV connection, spotlighting and a window to the front elevation.



Family Wet Room

7'7" x 10'4" (2.33m x 3.15m)

Fitted with a modern four piece suite comprising a walk in shower with rainfall head, bath, wc and wash hand basin with complementary tiled surrounds. With spotlighting, heated towel rail and a window to the rear elevation.

Outside

Occupying a cul de sac position in the desirable Charmwood village of Cossington, the property is positioned at the head of the cul de sac. The front garden is mainly laid to lawn with a driveway to the side providing ample off road parking which in turn leads to the integral double garage. Gated access to the side leads to a lawned rear garden ideal for growing families.

Integral Double Garage

17'0" x 14'11" (5.19m x 4.56m)

With light, power, water tap and an electric door to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charmwood - Tax Band E. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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