



Smiths
your property experts



The Knapp

Cossington

- Extensively remodelled 1930s detached family home
- Five bedrooms, including four double rooms and two bathrooms
- Beautiful grounds extending to approximately 1/4 of an acre
- Private driveway and an attached garage with power and lighting
- Four reception rooms and a lovely, fitted kitchen
- Utility room and a separate boot room having external access
- Pretty and quintessentially English village with a primary school

General Description

Smiths Property Experts offer to the market an impressive and extensively remodelled 1930s detached family home in the highly regarded and sought-after Leicestershire village of Cossington.

The property occupies beautiful and manicured grounds extending to approximately 1/4 of an acre. The accommodation offers five bedrooms, two bathrooms, and four reception rooms with an excellent attached garage.

This is an outstanding opportunity to acquire a high-specification family home in a pretty and well-positioned village.









The Property

The property has been lovingly extended and sympathetically remodelled under the current owner's tenure using quality materials, including like-for-like brickwork and a slate roof covering. Extending to approximately 2,234 square feet (including the garage) and with gas central heating and uPVC double glazing throughout, expect to find immaculate internal living space.

The accommodation comprises an entrance hall, a w.c., a bay-fronted sitting room and a separate family room. To the rear is a wonderful, fitted kitchen, opening into the dining room with a lovely South facing bay window and a fully glazed garden room with underfloor heating and an insulated roof, giving excellent inside/out living and views across the rear gardens. There is also a utility room and a separate boot room. Laid around a central landing are no less than five bedrooms. Four are large doubles, and a beautiful newly fitted family bathroom exists. The principal bedroom also has en-suite facilities.









The Outside

Set back from Main Street behind a private hedge-lined driveway with off-road parking for multiple vehicles and lawned front gardens. The property has an excellent attached garage with power and lighting on the right-hand side. There is access to the rear via both sides of the house.

To the rear are beautiful landscaped lawned gardens with a South, South East, and private rear aspect. Two generous flagstone seating terraces are laid, and well-stocked beds, borders, and established trees are throughout the garden.

The Location

Cossington is a pretty, quintessentially English village settlement in the heart of Leicestershire. The village enjoys an array of amenities including a primary school, public house and garden centre, and the centres of Rothley, Loughborough, and the city of Leicester are all within easy reach. There is an excellent choice of schooling including the independent options Ratcliffe College and Loughborough Endowed Schools that are both accessible easily by car. Loughborough rail station has direct access to London St Pancras in around 1 hour 15 minutes.





Property Information

EPC Rating D.

Tenure: Freehold. Council Tax Band: D.

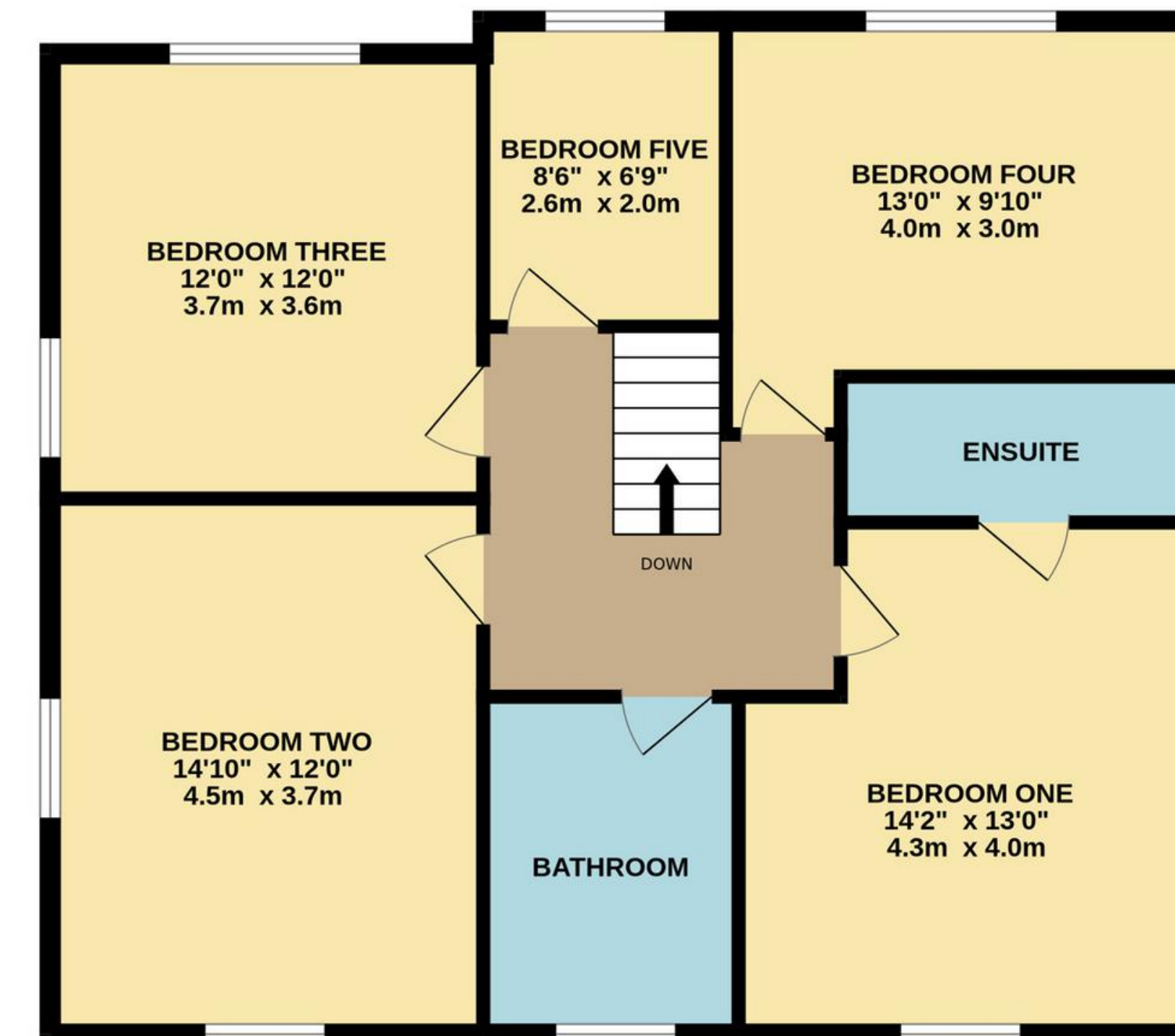
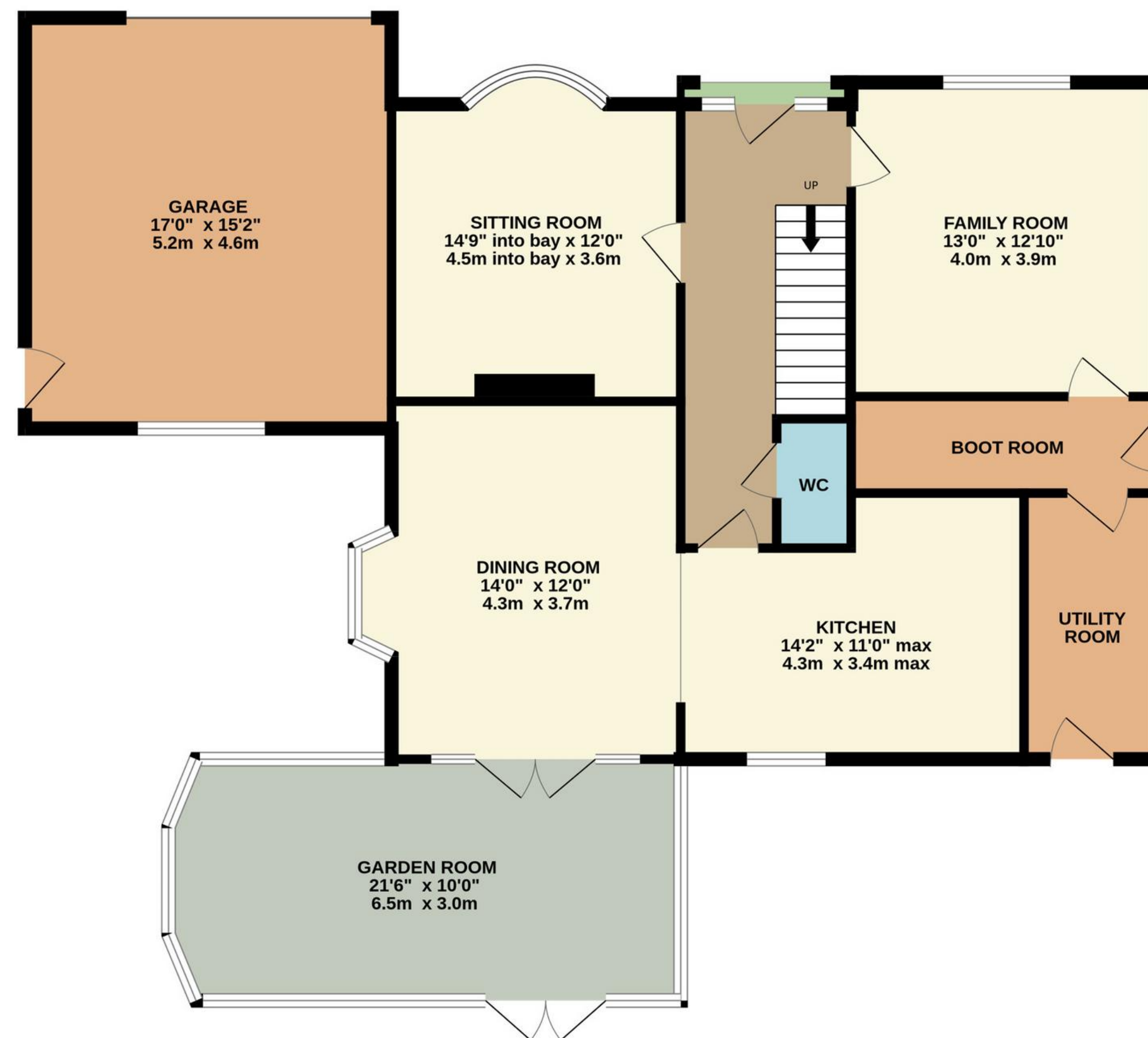
Local Authority: Charnwood Borough Council.

Agents Note

For full disclosure the property has no known history of flooding.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 2234 sq.ft. (207.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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