



SILEBY

78 COSSINGTON ROAD, LEICESTERSHIRE, LE12 7RS

£675 p.m.x.
Part Furnished

A well-presented three bedroom semi-detached home situated on the edge of the village of Sileby. The property has gas central heating and uPVC double glazed windows and doors. The accommodation briefly comprises two reception rooms, kitchen, three bedrooms and a shower room. Outside there is off-road parking for up to two cars, and there is a lawned garden to the rear. Sileby is a popular village, conveniently located for both Leicester and Loughborough.

Viewing is strictly by appointment with the agents.

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www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Three bedroom semi

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ACCOMMODATION

ENTRANCE HALL with cupboard under stairs and a radiator.

LOUNGE (11' x 10'11" max) with electric fire in brick fireplace, bay window and a radiator.

DINING ROOM (12'2" x 10'11" max) with gas fire in stone fireplace, bay window and a radiator.

KITCHEN with a range of wall and base units, stainless steel sink and drainer unit as set in roll top laminate worksurfaces, Beko electric cooker with extractor hood over, space for a fridge, plumbing for a washing machine, tiled splash backs, and a new wall mounted Worcester Bosch combi boiler.

STAIRCASE TO FIRST FLOOR LANDING leading to:-

FRONT DOUBLE BEDROOM (11' x 10'11" max) with bay window and a radiator.

FRONT SINGLE BEDROOM with a radiator.

REAR DOUBLE BEDROOM (12'2 x 10'11 max) with airing cupboard and a radiator.

SHOWER ROOM with white suite comprising pedestal wash basin corner shower enclosure, and w.c., splashbacks, heated towel rail and a radiator.

OUTSIDE

Off-road parking for two cars.

Two stores; one suitable for tumble dryer or fridge freezer.

Lawned garden to rear.

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains only.

TERMS

RENT: £675 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £775

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band C.

EPC: This property has an Energy Performance Efficiency Rating Band E.

Ref: 8799-1222-1929-3027-3043

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

REDRESS: Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link:
<https://www.ukala.org.uk/>

STRICTLY NO PETS

LOCATION

To locate the property from Leicester, take the A6 Loughborough Road out of the city. Take the first left (signposted Sileby) and proceed into the village. At the T-junction in the centre of the village, turn left and the property can be found approximately ½ mile along on the right-hand side.



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