

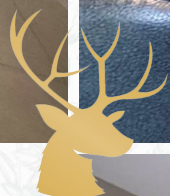


WILLOW LODGE, BARNETT CLOSE, COSSINGTON

GUIDE PRICE: £ 750,000

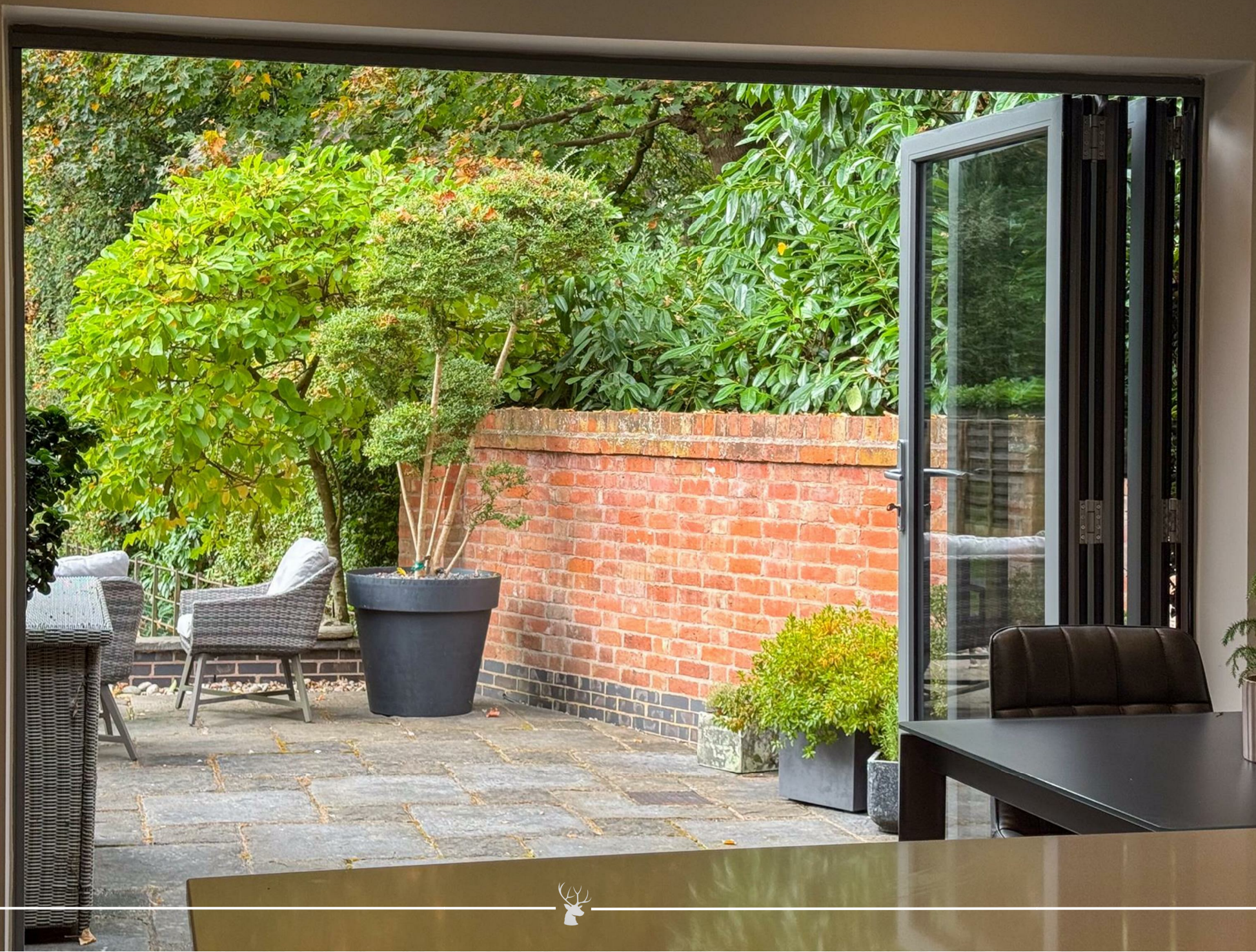


Willow Lodge, Cossington. An exceptional contemporary home set within a private gated enclave in the heart of the village. Nestled at the foot of a secluded driveway within an exclusive development of just four individual homes, Willow Lodge combines architectural elegance with contemporary design. Framed by mature trees and featuring its namesake willow at the boundary, this four-bedroom link-detached residence offers refined modern living within the tranquillity of Cossington's most sought-after setting.



Stepping inside, you're greeted by a light-filled entrance hallway with a sense of space that sets the tone for the home. To one side, a beautifully appointed lounge stretches across the rear, featuring a modern fireplace with a limestone surround and large bi-folding doors opening directly onto the garden terrace. The combination of warm oak-effect flooring, soft wall tones, and natural light creates a calm, inviting ambience ideal for both relaxing and entertaining.







At the heart of the home sits the contemporary kitchen-diner, finished with sleek, handleless cabinetry, stone-effect worktops, and high-specification integrated appliances including twin ovens and a central island breakfast bar. Dual skylights flood the space with natural light, and wide bi-folding doors open onto the patio, creating a seamless indoor-outdoor connection that makes this room the social hub of the home.





A second reception room lies to the front of the home, offering excellent versatility — perfect as a snug, home office, or playroom, while a stylish downstairs W.C. adds convenience without compromise to design.



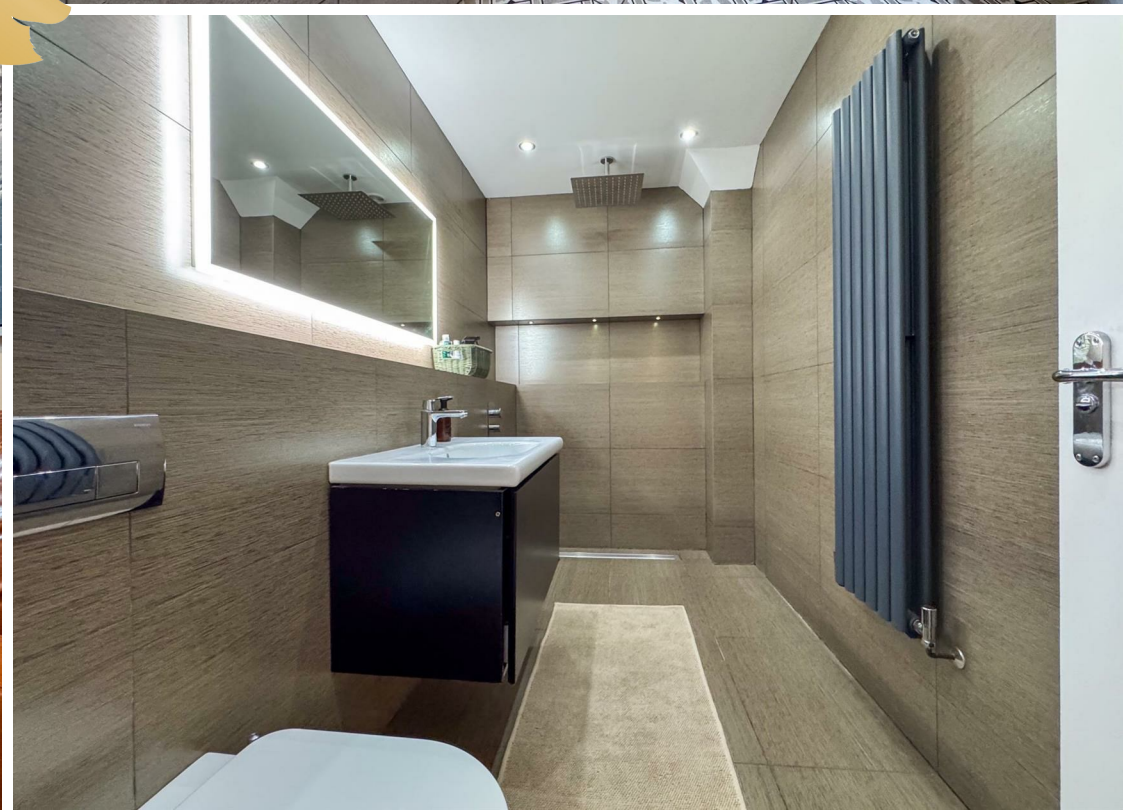




The upper level continues the home's refined aesthetic with four generous bedrooms, each thoughtfully decorated and finished with neutral tones and recessed lighting. The principal suite is a standout feature — a peaceful retreat with large picture windows overlooking the garden and the willow beyond. This bedroom includes a bespoke range of fitted wardrobes and a luxurious en suite shower room styled in contemporary tiling.

A second bedroom also benefits from its own en suite, ideal for guests or older children, while the remaining two bedrooms are both excellent doubles served by a modern family shower room, echoing the same high-quality finishes found throughout.











To the rear, Willow Lodge enjoys a beautifully landscaped private garden, thoughtfully designed for both relaxation and entertaining. A generous stone terrace runs the width of the home, perfect for dining and lounging areas, leading down to a manicured lawn enclosed by mature trees and hedgerows. The garden's serene backdrop is completed by the graceful willow tree that inspired the home's name, creating a picturesque and peaceful setting. The property also benefits from ample driveway parking and an integral double garage with utility facility, all within the security and exclusivity of a gated private development.



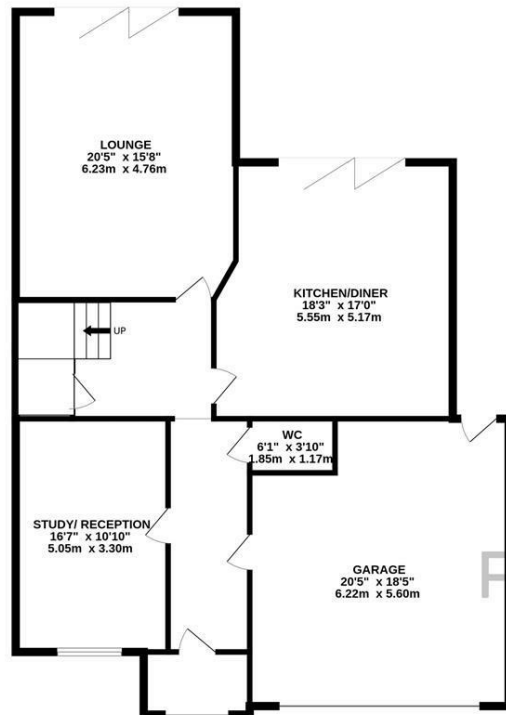


REZIDE

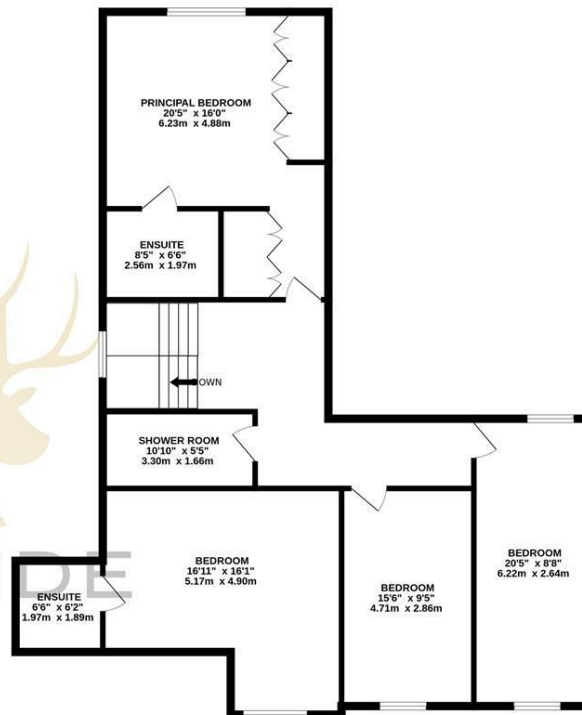
KEY FEATURES:

- Private gated development of four unique homes
- Link-detached contemporary design with generous proportions
- Four double bedrooms, two with en suites
- Contemporary open-plan kitchen and dining space with bi-fold doors
- Prime village location in the heart of Cossington
- Versatile second reception room and downstairs W.C.
- Landscaped rear garden with mature trees and willow feature
- Garage and driveway parking

GROUND FLOOR
1416 sq.ft. (131.5 sq.m.) approx.




1ST FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



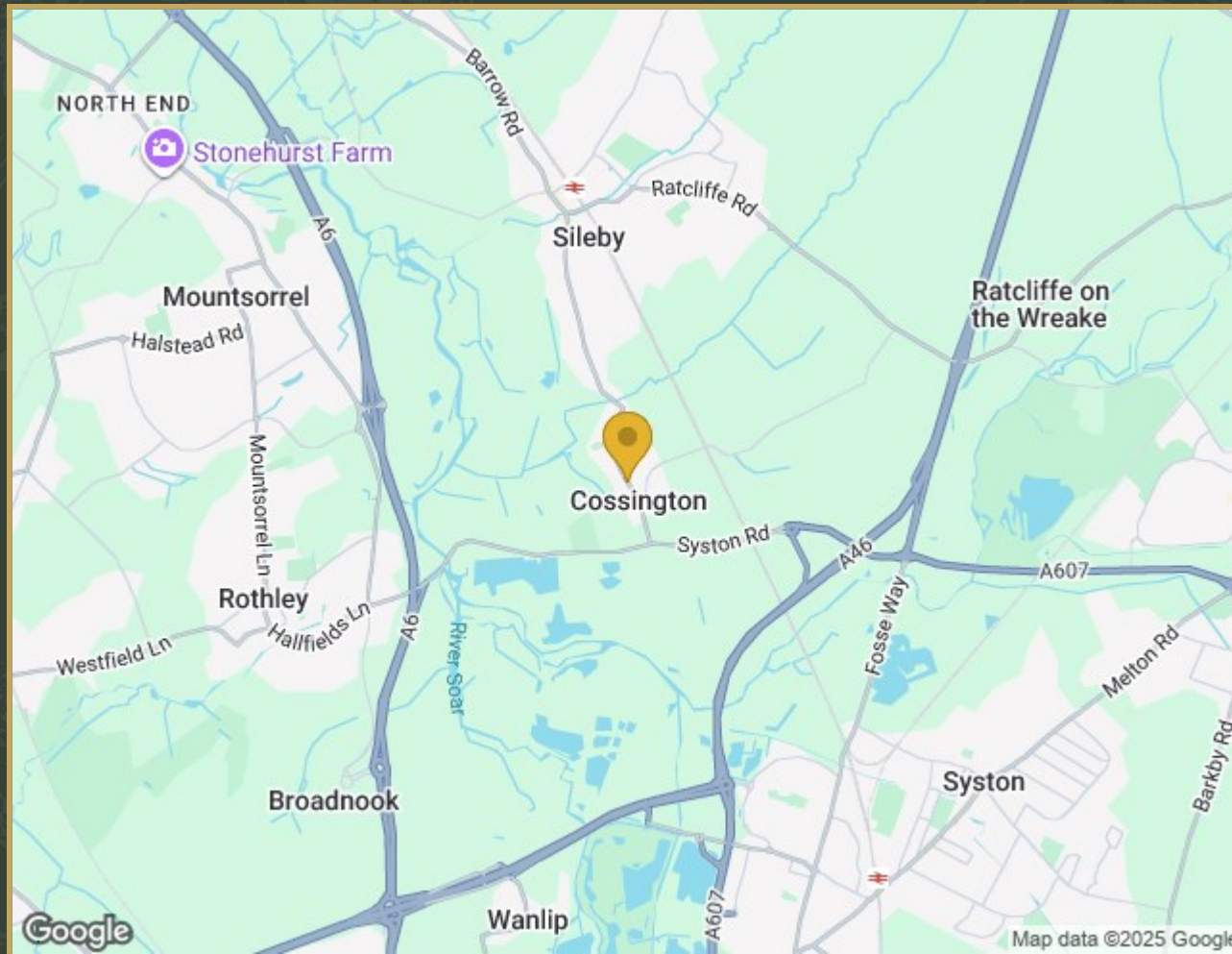
TOTAL FLOOR AREA : 2603 sq.ft. (241.8 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

Property Location



Willow Lodge, 4 Barnett Close, Cossington, Leicester, LE7 4UY