



READINGS

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Cosby Road

Countesthorpe, Leicester, LE8 5PD

£395,000



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Set back nicely from the road with an attractive front garden and block-paved driveway accommodating multiple vehicles, this characterful detached house is presented for sale in excellent condition. It boasts many original features and offers the potential for extension, subject to the usual consents. The property includes stained glass leaded windows, original internal doors, open fireplaces, picture rails, and a beautiful, spacious rear garden.

The house features a recessed porch, an inviting hallway with three storage cupboards for added practicality, a well-proportioned lounge, and a high-quality conservatory with brick base and wooden double-glazed windows and doors, ideal for enjoying the garden. The breakfast kitchen offers ample storage, a Belfast sink, and a range cooker.

Upstairs, there are three bedrooms and a bathroom featuring a cast iron bath with shower over, a sink, and a traditional high-level WC. In addition to the driveway, there is a large garage for additional parking or storage. The rear garden is a real delight, with a lawn, mature trees and shrubs, patio areas, and a greenhouse.

Countesthorpe offers numerous amenities, making it a popular village. With a good range of shops, a post office, a library, restaurants, public houses, Greenfield Primary School, Leysland High School and Countesthorpe Community College, a health centre, cricket ground, and a garden centre among many others. Additionally, there are good links to the motorway networks and Fosse Park is nearby.

Overall, this characterful detached house represents an exciting opportunity to purchase a family home on a generous plot in this sought-after location. A viewing is essential to fully appreciate all the features of this property.

Hallway

Store

Pantry

Second Store

Storage

Breakfast Kitchen

9'10" x 10'5" (3.00 x 3.20)

Lounge

11'6" x 15'3" (3.53 x 4.67)

Conservatory

9'10" x 10'7" (3.00 x 3.23)

Hallway

Bedroom One

11'8" x 9'0" (3.58 x 2.76)

Bedroom Two

9'8" x 9'11" (2.95 x 3.03)

Bedroom Three

11'11" x 5'9" (3.64 x 1.76)





Bathroom
8'4" x 7'4" (2.55 x 2.26)

Garage
179 sq ft

Property Information

Please note the owner of this property is an employee of Readings Property Group
Tenure: Freehold
Local Authority: Blaby district council
Council Tax Band: C
Type of Construction: Brick with tiled roof
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: No risk



Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

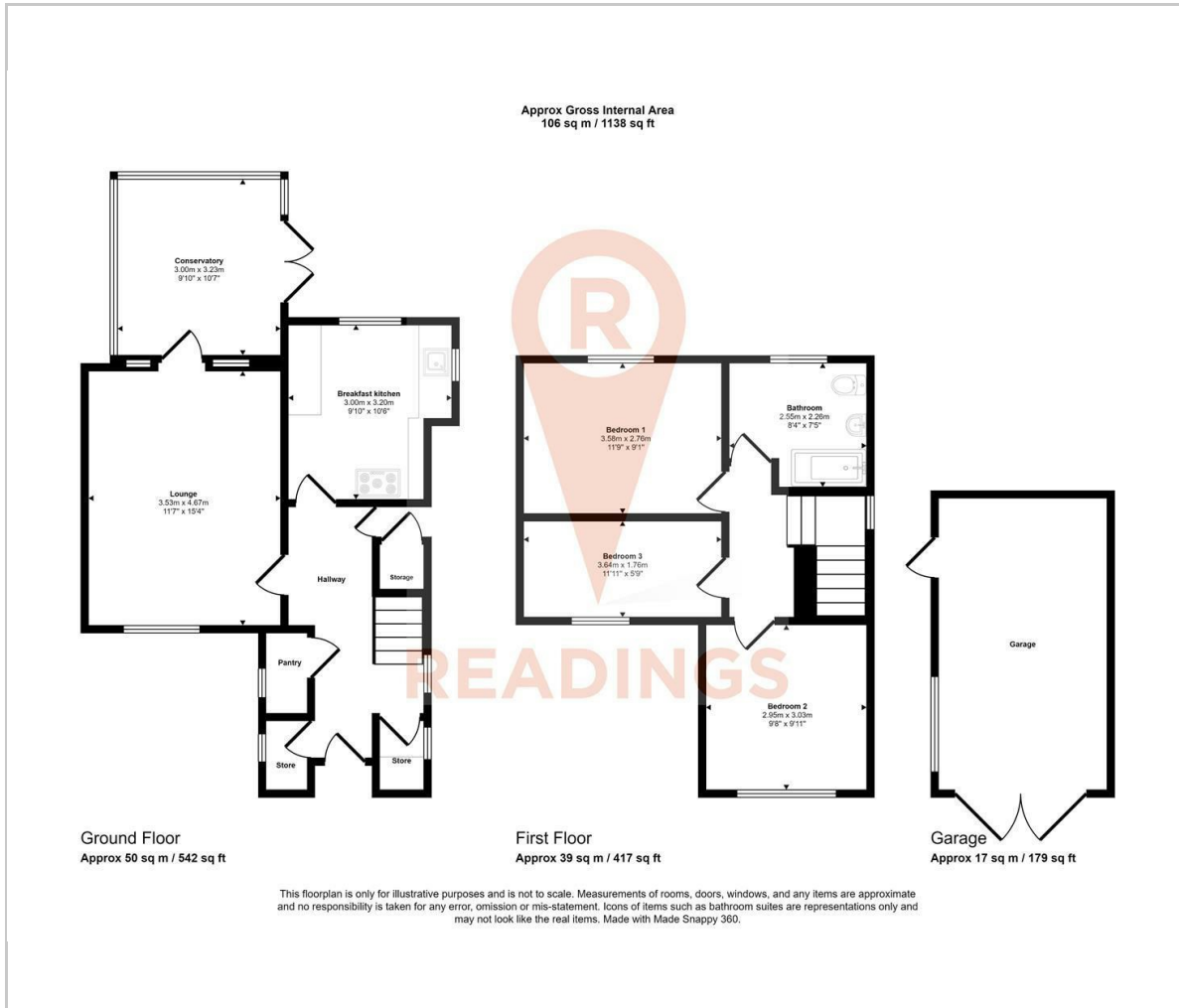
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

