

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge
11'06x13,09 (3.51mx3.96m,2.74m)

Dining Room
11'06x9'09 (3.51mx2.97m)

Kitchen
8'05x9'05 (2.57mx2.87m)

Conservatory
11'06x10'09 (3.51mx3.28m)

Utility Room

Downstairs WC

Bedroom One
12x11 (3.66mx3.35m)

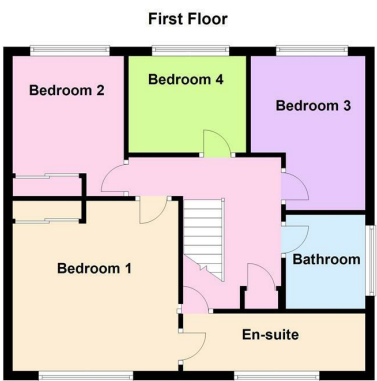
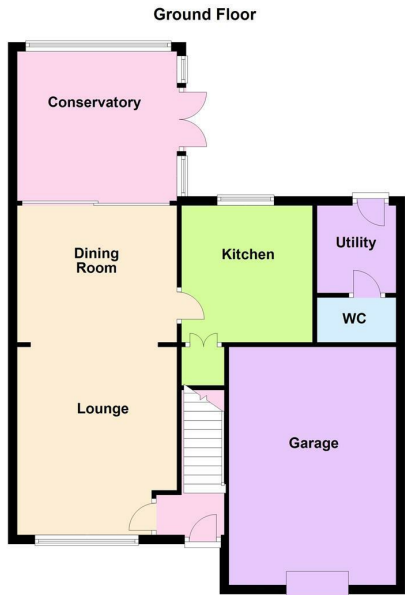
Ensuite

Bedroom Two
10x8 (3.05mx2.44m)

Bedroom Three
6'08x10'06 (2.03mx3.20m)

Bedroom Four
7'11x8 (2.41mx2.44m)

Bathroom



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicestershire, LE8 4DW
Telephone: 0116 277 2277 • Email: blaby@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 277 2277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



24 Forrester Close, Cosby, Leicestershire, LE9 1UP
Offers Over £370,000

OVERVIEW

- Offers Over £370,000
- Detached Family Home
- Open Plan Lounge Diner
- Kitchen, Utility Room & Downstairs WC
- Four Well Proportioned Bedrooms
- Family Bathroom & Ensuite
- Enclosed Rear Garden
- Integral Garage & Driveway
- Cul De Sac Location
- EPC Rating D

LOCATION LOCATION....

Cosby is a delightful village with a wealth of character and charm and has a brook running through the heart of the village. You can enjoy being part of the village by taking part in community events such as the annual Cosby duck race. Cosby is situated south of the city with easy connections to the city and the motorway networks. Cosby offers a wealth of local amenities including, shops ideal for day to day shopping, post office, pharmacy, restaurants, public houses, golf course and the reputable Cosby Primary School.



THE INSIDE STORY

Situated in a cul de sac position in the sought after village of Cosby this wonderful detached family is ready for a new owner to truly make their own. Entering through the front door you are greeted into the entrance hallway with stairs rising to the first floor and a door leading to your downstairs living accommodation. The lounge has a light & airy feel with a window to the front aspect allowing natural light to shine through whilst the feature fireplace is perfect to enjoy cosy nights in. The dining area offers ample space to enjoy meal times with family & friends whilst enjoying the views to the garden through the conservatory which can be utilised to suit your families needs. The kitchen is fitted with an array of wall & base units, stainless steel sink with mixer tap, space for a under counter fridge and a integrated oven and hob with extractor over. Essential to any family home is the utility room with additional storage and plumbing for appliances and a downstairs WC. To the first floor you will not be disappointed with the four bedrooms, three being double in size. Bedroom one also has the added luxury to built in wardrobes with glass sliding doors and a newly fitted ensuite shower room. The family bathroom comprises of a white three piece suite including a low level wc, wash hand basin and bath with shower overhead. Externally this home has a low maintenance rear garden mainly laid to lawn with a patio area for al fresco dining along with side access to the front of the property. A gravelled driveway provides off road parking for several vehicles along with access to the garage via an up and over door. EPC Rating D

