



## Cosby Road, Countesthorpe

Offers in the Region of £600,000

A STUNNING NEW BUILD bungalow situated within a GENEROUS SIZE PLOT in a small secluded development with approximately 1,356 sq ft of accommodation.





#### **Entrance Hall**

With window and door to the front elevation, alarm panel, tiled floor, cloaks cupboard, double glazed door to rear garden, loft access.

#### **Ground Floor WC**

5' 5" x 2' 10" (1.65m x 0.86m)

With low-level WC, wash hand basin with storage below, tiled floor, oak door.

#### **Sitting Room**

16' 7" x 11' 10" (5.05m x 3.61m)

With double glazed French doors to the side elevation, double glazed window to the front elevation, TV point, oak door, sitting room provides the possibility to be used as a further bedroom).

#### **Open Plan Living Fitted Kitchen Dining Room**

With double glazed bi-fold doors to the rear elevation, two double glazed windows to the side elevation, built-in sink with a range of wall units with under unit lighting, base units with Quartz work surfaces over, centre island with base units and Quartz work surface over, built-in Bosche oven and microwave, induction hob with filter hood over, built-in fridge and freezer, built-in dishwasher, inset ceiling spotlights, tiled floor, splash back, TV point, oak door.





### Utility Room

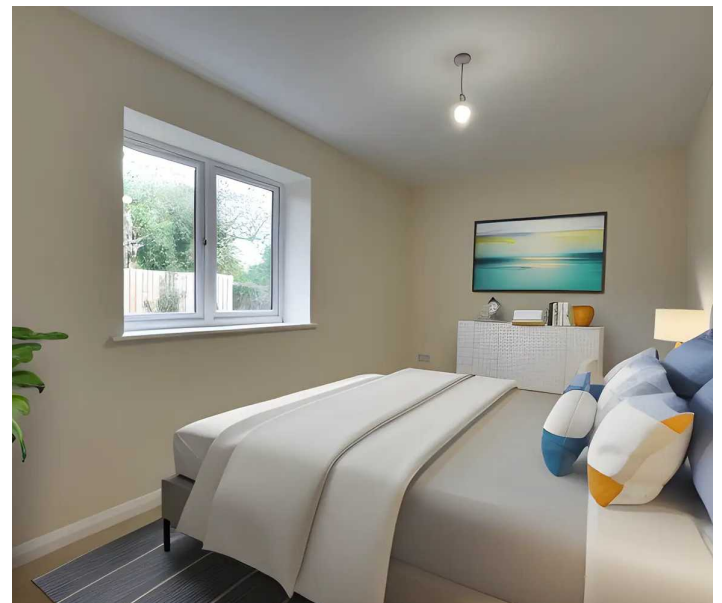
8' 3" x 6' 8" (2.51m x 2.03m)

With double glazed window to the rear elevation, stainless steel sink and drainer unit, base units with work surfaces over, plumbing for washing machine with freestanding washer dryer, extractor fan, wall mounted boiler, tiled floor, oak door.

### Bedroom One

15' 1" x 10' 7" (4.60m x 3.23m)

With two double glazed windows to the side elevation, TV point, oak door.



### En-Suite Shower Room

10' 6" x 5' 1" (3.20m x 1.55m)

With double glazed window to the rear elevation, walk-in double shower cubicle with overhead rain forest shower and handheld shower, low-level WC, wash hand basin with storage below, extractor fan, inset ceiling spotlights, heated chrome towel rail, tiled floor, part tiled walls, mirror, oak door.

### Bedroom Two

15' 3" x 8' 3" (4.65m x 2.51m)

With double glazed window to the rear elevation, TV point, oak door.

### Bedroom Three

10' 3" x 8' 0" (3.12m x 2.44m)

With double glazed window to the front elevation, TV point, oak door.

### Bathroom

8' 0" x 7' 1" (2.44m x 2.16m)

With double glazed window to the front elevation, bath

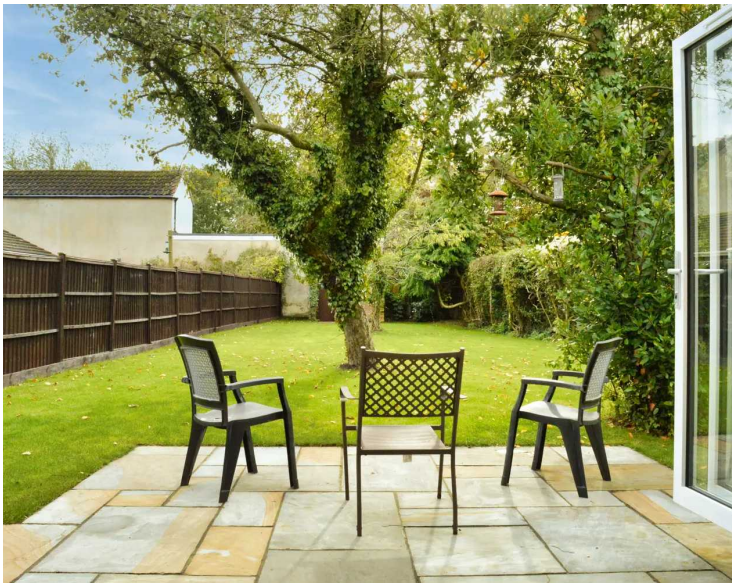












### **Garden**

The property benefits from front, side and rear gardens with lawn areas, mature trees, paved patio seating area, access to the kitchen diner and reception rooms, outside lighting, outside tap, brick store, fencing to perimeter.

### **Parking** 2 vehicles

Tarmac driveway providing off road parking.

### **Garage** 20' x 9'8"

With electric roll up door to the front elevation, power and lighting.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 119 m<sup>2</sup>  
 TOTAL: 125 m<sup>2</sup>  
(DIMENSIONS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)



We'll keep you moving...







The property is ideally placed for popular local schooling including Greenfields Primary School and Countesthorpe Leysland Community College, and everyday amenities in Countesthorpe including Coop and Tesco Express. Regular bus routes are also available running to and from Leicester City Centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

**We'll keep you moving...**



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