

## Room Sizes

### Hallway

### Lounge Diner

19'11" x 11'6"

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### Kitchen

12'0" x 9'4"

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### Conservatory

17'0" x 8'0"

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### Bedroom One

11'8" x 11'0"

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### Bedroom Two

11'0" x 9'8"

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### Bedroom Three

8'8" x 8'7"

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### Shower Room

6'0" x 5'0"



**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, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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**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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Andrew Avenue, Cosby, Leicester LE9 1SB

£259,950



# The Story Begins

- Semi Detached Family Home Offered For Sale With No Upwards Chain.
- Entrance Hall
- Fitted Kitchen
- Lounge With Dining Area
- Conservatory Giving Views Over The Garden.
- Three bedrooms
- Shower Room
- Enclosed Lawned Garden
- Drive & Garage
- EPC Rating D - Council Tax B, Freehold

# Location Is Everything

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.



# Inside Story

Looking for a home in a wonderful village with scope to add your own stamp? This three bedroom semi detached family home stands in a prominent position on a lovely plot, having wonderful potential to extend subject to local planning consent. Beginning your journey entering through into the entrance hallway, stairs lead to the first floor, there is a useful under stairs storage cupboard and access into the downstairs living. The kitchen is fitted with a range of wall and base units, built in oven, hob with an extractor over, sink drainer with tiles splashback and work surfaces around. Space for a fridge and plumbing for a washing machine, there is space for a breakfast table to enjoy morning get togethers. The lounge diner has wood style flooring, a lovely spacious room that has space to utilise to suit your own individual families needs, the feature fireplace takes pride of place and double doors lead into the conservatory which has underfloor heating allowing you to enjoy your garden all year. Travelling up to the first floor you will not be disappointed with the three bedrooms, two of which are doubles and one good size single bedroom. The shower room has a modern white suite comprising of a walk in double shower cubicle, vanity wash hand basin, low level wc and has been finished with wall tiling and a heated towel rail. Externally there is a secure rear garden, non overlooked and offers wonderful views over the fields, mainly laid to lawn with a patio for dining in the warmer months. To the front there is a driveway providing off road parking that leads to the single garage. Offered for sale with no upward chain.

