

## **Room Sizes**

Porch

Hallway

**Living Room** 

**Dining Room** 

9'2" x 8'79"

Kitchen

10'48" x 8'23" max

**Garden Room** 

10'83" x 9'06"

First Floor Landing

**Bedroom One** 

12'18" x 11'25"

**Bedroom Two** 

11'89" x 10'10"

**Bedroom Three** 

8'04" x 7'04"

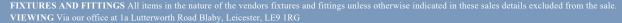
Bathroom

Garage









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 a



Farthingdale Close, Cosby, Leicester LE9 1UN

£245,000

## The Story Begins

- Semi Detached Family Home In Need Of Some TLC
- Offered For Sale With No Upward Chain
- Entrance Hall & Living Room
- Fitted Kitchen & Dining Room
- Three Well Proportioned Bedrooms & Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden
- Sought After Location & Corner Plot
- Viewing Highly Recommended
- EPC Rating TBC, Council Tax Band 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 project to make your happinest? This fabulous semi detached family home is located on a corner plot in the sought after village of Cosby and is offered for sale with no upward chain. This property is awaiting a new family to renovate and create a home to be proud off, book an early viewing to avoid disappointment.

Beginning your journey through the front door into the entrance hall, stairs lead to your first floor landing and doors lead to your downstairs living accommodation. The living room has a window to the front aspect allowing natural sunlight to flood through. The separate dining area allows the space needed to hold formal family meals with a door leading through into the kitchen, fitted with a range of wall and base units, contrasting work surface and stainless steel sink. A courtesy door leads to the rear garden. To your first floor landing there are three well proportioned bedrooms, two being doubles and a good size single room. The bathroom comprises of a three piece suite. Externally this home has off road parking to the front and a tandem garage. A real feature of this family home is the garden with a fenced perimeter and low maintenance the potential is endless. This home benefits from an sun room perfect for the summer months.







