

Room Sizes

Porch

Hallway

Living Room

14'91" x 11'5"

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

7'02" x 5'91"

Garage



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

FREE PROPERTY VALUATION 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 2772277 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 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.

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 happiness? 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 of, 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.

