

Room Sizes

Porch

Sitting Room

14'18" x 13'62"

Kitchen Diner

10'2" x 9'8"

Conservatory

10'56" x 4'72" max

First Floor Landing

Bedroom One

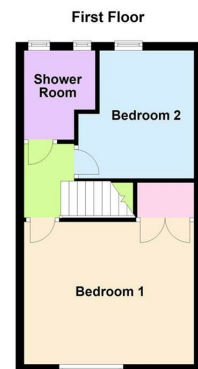
13'7" x 11'35"

Bedroom Two

10'37" x 9'07" max

Shower Room

6'95" x 5'8"



Main Street, Cosby, Leicester LE9 1UU

£210,000

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.

The Story Begins

- Mid Terrace Cottage Dating Back To The 1860's
- Full Of Charm, Character & Original Features
- Prime Position With Bridge Over The Brook
- Cosy & Inviting Sitting Room
- Fitted Kitchen Diner
- Conservatory
- Two Bedrooms & Shower Room
- Shared Access To The Rear
- Private Under Cover Garden/Parking
- EPC Rating - TBC, Council Tax Band - A & 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 and the fabulous yarn bomb. 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. A fabulous place to live.



Inside Story

Superb example of perfect first time home that stands proud in the heart of Cosby Village, dating back to the nineteenth century this home has stood the test of time while retaining reminders of its heritage. This imposing residence has many original features and demands an internal viewing to fully appreciate the beauty it has to offer. On approach to this home you are greeted with a foot bridge taking you across the brook and to your front door. The porch has double doors which open out allowing you to place muddy wellies before entering your downstairs living. The sitting room has a window allowing natural light to flood through and a feature gas fireplace that can be opened up if desired. The kitchen diner is a lovely room with enough space for a dining table and chairs to seat for meal times. The kitchen is fitted with a range of wall and base units, contrasting work surface, space for a fridge and freezer, integrated oven, gas hob with extractor hood over. A great addition to this home is the conservatory with plumbing for washing machine and a door leading you out onto the shared court yard. The staircase leads up to the landing to which the bedrooms lead from. Two well proportioned bedrooms, the master bedroom is spacious with a feature chimney and built in cupboard, bedroom two also has built in storage,. The shower room consists of a three piece suite a low level wc, wash hand basin and a walk in shower. Externally this home has a shared court yard which leads to the undercover area. The current owners use this space as a sitting area with potted plants and garden shed but alternately this space could be used as under cover parking. A truly delightful home that you will be proud to own.

