

Room Sizes

Porch

3'4 x 2'11

Hallway

4'4 x 3'4

Living Room

12'5 x 11'4

Dining Area

15'5 x 9'2

Study

8'9 x 6'7

Fitted Kitchen

12'11 x 8'9

First Floor Landing

7'4 x 2'6

Bedroom One

15'5 max x 10'2

Bedroom Two

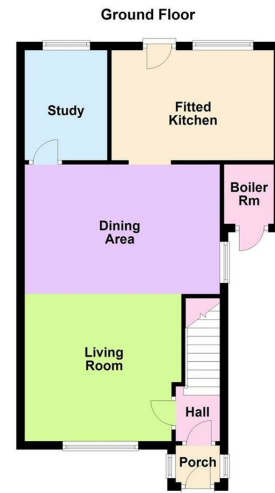
10 x 8'4

Bathroom

7'4 x 7'3

Garage

Outbuildings



Croft Road, Cosby, Leicester LE9 1SE

£289,950

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

- Beautiful Extended Semi Detached
- Ample Parking & Garage
- Potential For Further Extension
- Stunning Rear Garden With Outbuilding
- Entrance Porch & Hallway
- Living & Dining Room
- Study & Fitted Kitchen
- Two Double Bedrooms & Bathroom
- Energy Rating C
- 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 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

Welcome to this charming property located on Croft Road in the picturesque village of Cosby, Leicestershire. This delightful semi-detached house boasts an extended ground floor, perfect for a small family or those looking for extra space. With ample driveway and garage, the plot offers potential for further extension. As you step inside, you are greeted by a lovely porch leading to a welcoming hall, setting the tone for the rest of the house. The property features a cosy living and dining room, ideal for entertaining guests or simply relaxing with your loved ones. Additionally, there is a study, offering a quiet space to work or pursue hobbies. The kitchen is well-equipped, providing ample space for culinary enthusiasts to create delicious meals. The two double bedrooms are bright and airy, offering a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your needs.

One of the standout features of this property is the stunning garden, perfect for enjoying the outdoors during the warmer months. Additionally, there is an outbuilding that can be transformed into a "man cave" or a versatile space to suit your preferences. With the potential for further extension, this property offers endless possibilities to create your dream home. The convenience of parking and a garage adds to the appeal of this lovely abode. Don't miss out on the opportunity to make this house your own and enjoy the peaceful surroundings of Cosby. Contact us today to arrange a viewing and take the first step towards owning this wonderful property.

