

Room Sizes

Entrance Hallway

Living Room

27'5 x 12'6

Living Dining Kitchen

20'11 x 20'4

Utility Room

First Floor

Bedroom Two

12'6 x 11'9

En-Suite Shower Room

9 x 3

Bedroom Three

13'6 x 12'10

Bedroom Four

14'1 x 6'11

Family Bathroom

9 x 6

Second Floor

Bedroom One

12'6 x 11'9

Dressing Room

En-Suite Bathroom

7'6 x 5'6



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.

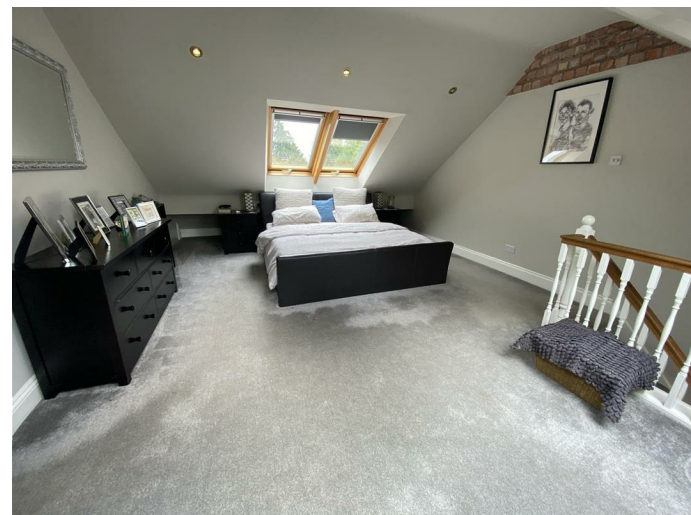
Croft Road, Cosby, Leicester LE9 1SF
£525,000

The Story Begins

- Stunning Victorian Villa Dating Back to 1896
- Thoughtfully Extended & Beautifully Presented
- Superb, Non Estate Village Location
- Driveway To The Front & Non Overlooked Rear Garden
- Hallway, Downstairs WC & Separate Living Room
- Beautiful Living Dining Kitchen With Utility Room
- First Floor, Three Bedrooms, Family Bathroom & En-Suite
- Second Floor, Main Bedroom, Dressing Room & En-Suite Bathroom
- Energy Rating C
- Freehold & Council Tax Band B

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

Positioned within the charming village of Cosby, Leicester, this stunning Victorian villa is a true gem waiting to be discovered. Boasting 4 bedrooms, this semi-detached house offers a perfect blend of classic elegance and modern comfort.

As you step inside, you are greeted by an inviting entrance hallway leading to a spacious living room, ideal for relaxing or entertaining guests. The highlight of the ground floor is the wonderful living dining kitchen, where culinary delights can be created and shared with loved ones.

Venture upstairs to find three well-appointed bedrooms, including an en-suite for added convenience, and a family bathroom designed for relaxation. The second floor is dedicated to the main bedroom, complete with a dressing room and an en-suite bathroom, providing a private sanctuary away from the hustle and bustle of daily life.

The property has been thoughtfully extended to the rear, offering even more space for your family to enjoy. Outside, the beautiful non-overlooked garden provides a tranquil retreat, perfect for al fresco dining or simply unwinding after a long day. With a driveway to the front, parking will never be an issue.

Located in a sought-after village location and positioned away from the main road, this home offers a peaceful and private setting for you to create lasting memories. Don't miss the opportunity to make this Victorian villa your own and experience the best of village living.

