

Room Sizes

Entrance Vestibule

10'1 x 3'4

Downstairs WC

5'6 x 2'7

Fitted Kitchen

11'1 x 6

Living Room

12 x 12'1

First Floor Landing

6'4 x 3'8

Bedroom One

13 x 11'3

Bedroom Two

13 x 7'10

Shower Room

6'1 x 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.

Rose Close, Cosby, Leicester LE9 1RU

Price Guide £235,000

The Story Begins

- Beautiful Home Situated Within A Private Road
- Sought After Village Location
- Parking For Two Vehicles
- Tastefully Decorated Throughout
- Entrance Vestibule & Downstairs WC
- Stylish Fitted Kitchen & Living Room
- Two Double Bedrooms & Shower Room
- Enclosed Rear & Side Garden
- 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

Welcome to Rose Close, Cosby - a charming village location that could be the perfect setting for your new home! This beautiful modern end town house is nestled within a private road, offering you peace and tranquillity.

As you step into the property, you are greeted by an entrance vestibule and a convenient downstairs WC, perfect for guests. The open plan stylish fitted kitchen and living room with French doors not only provide a contemporary feel but also allow natural light to flood the space, creating a warm and inviting atmosphere. This lovely home boasts two double bedrooms, ideal for a small family or for those who enjoy having a guest room or home office. The shower room is sleek and modern, adding a touch of luxury to your daily routine. Step outside into the enclosed garden and discover a low-maintenance oasis with an artificial lawn and decked area, perfect for relaxing or entertaining. Additionally, there is a patio area to the side with a shed, providing ample storage space for your outdoor essentials. No need to worry about parking, as this property also offers off-road parking for your convenience.

Don't miss out on the opportunity to make this delightful property your own. With its sought-after village location and modern amenities, this house is ready to welcome you home. Price Guide £235,000 - £240,000

