

## Room Sizes

### Porch

### Entrance Hallway

### Downstairs WC

### Living Room

19'4x11'08

### Breakfast Kitchen

16'03x8'6

### Conservatory

11'9x10'6

### Bedroom One

11'7x11'2

### Bedroom Two

11'2x7'3

### Bedroom Three

8'8x8'7

### Shower Room

6'8x5'9



**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

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**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.

Hill View Drive, Cosby, Leicester LE9 1US

£359,950



# The Story Begins

- Detached Family Home
- Beautifully Presented Throughout
- Light & Airy Living Room With Bifolds Leading To The Conservatory
- Conservatory With Garden Views
- Breakfast Kitchen
- Three Well Proportioned Bedrooms
- Downstairs WC
- Beautiful Mature Read Garden
- Garage & Off Road Parking
- EPC Rating- TBC Council Tax- C 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

Beautifully presented detached home in the sought after village location of Cosby. Entering through the porch and into the entrance hallway stairs rise to the first floor and doors lead to your living accommodation and a downstairs WC. The lounge has a window to the front aspect allowing natural light to shine through whilst the feature fireplace is perfect for cosy nights in. Bifold doors open into the conservatory, a wonderful additional living space which can be utilized to suit your families needs. The breakfast kitchen is fitted with an array of wall and base units with contrasting work surfaces, integrated double oven and gas hob with extractor over, plumbing for a washing space, space for a fridge freezer. The breakfast bar is perfect for informal dining or socializing with family and friends. Double doors open out to the beautiful rear garden, bringing the outside in during the summer months.

To the first floor you will find three double bedrooms, two with the added benefit of built in wardrobes. The modern fitted shower room comprises of a low level wc, sink with storage underneath and a walk in shower with glass shower screen. Externally this home has a beautiful enclosed rear garden with mature trees and shrubs for privacy and a patio area to al fresco dining during the summer months. To the front off the property is off road parking for several cars along with access to the garage via an up and over door. EPC Rating TBC. Council tax band C Freehold.

