

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Hall
12'90 x 6'33

Living room
24'14 x 8'94

Kitchen
7'53 x 11'03

Bedroom One
12'90 x 9'95

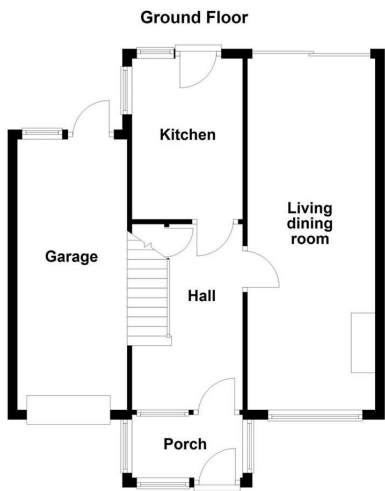
Bedroom Two
10'01 x 10'81

Main Bathroom
6'39 x 6'16

Bedroom Three
17'64 x 6'90

Bedroom Four
6'43 x 10'05

Garage
7'62 x 18'73



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.

Tudor Drive, Cosby, Leicester LE9 1TU

Price Range £279,950

The Story Begins

- Extended Family Home Offered For Sale With No Upwards Chain
- Entrance Hall & Living Dining Room
- Modern Fitted Kitchen
- Four Well Proportioned Bedrooms
- Family Bathroom
- Off Road Parking & Garage
- Enclosed Rear Garden
- Offered For Sale With No Upward Chain
- Viewing Highly Recommended
- Freehold - EPC Rating D 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. 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.



Inside Story

Offered for sale with no upwards chain this 4-bedroom family home that radiates warmth, having only one family that have owned from new. Ready to add your own stamp and make it yours.

As you step inside, the porch welcomes you, providing an ideal spot for muddy boots and coats. Beyond this, a door leads into the hallway, where a staircase leads to the first floor, and doors open into the downstairs living spaces.

The living dining room is spacious and perfect for entertaining, featuring a fireplace that sets the mood for relaxing evenings. Sliding doors seamlessly connect the indoor space to the garden, allowing natural light to flood in and bringing the outdoors in. Moving into the kitchen, which is fitted with wall and base units. Here, you'll find a stainless steel sink drainer, ample space for an oven and hob with an extractor, as well as plumbing for a washing machine. There's also room for a fridge and freezer, with an additional door leading to the garden, making it convenient for outdoor dining.

On the first floor, four bedrooms, and a family bathroom equipped with a wash hand basin, low-level WC, and a bath with a shower overhead.

Externally, the property boasts a rear garden, featuring a grass area and a patio perfect for summer gatherings. Additionally, there's a single garage with access from both the front and rear, along with a driveway accommodating vehicles and a front garden. This home is offered with no upwards Chain. Price change £279,950 - £289,950

