

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk



## 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

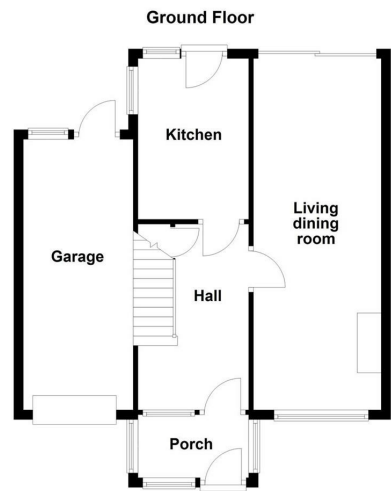
**Bedroom Two**  
10'01 x 10'81

**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

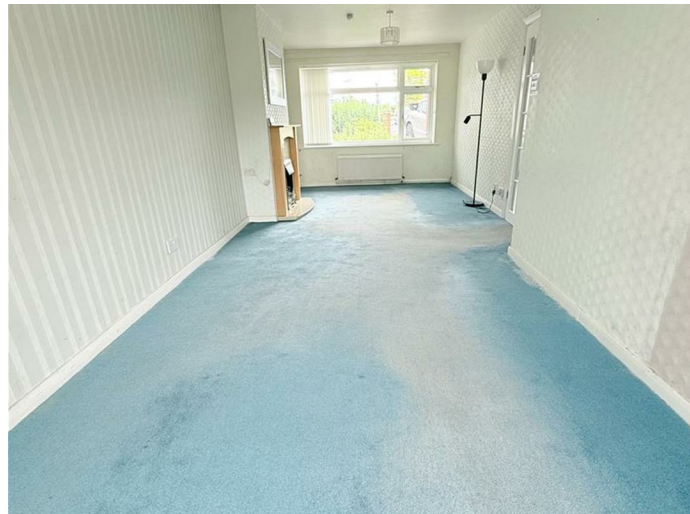


# The Story Begins

- Extended Family Home Offered For Sale With No Upwards Chain
- Entrance Hall & Living Dining Room
- Modern Fitted Kitchen
- Four 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

A Wonderful Opportunity to Create Your Dream Home. This four bedroom offers a fantastic opportunity to make your own. While it does require some renovation, it is perfectly liveable as is, allowing you to make updates at your own pace. Imagine transforming the space to create an open-plan living, dining, and kitchen area. Perhaps you envision adding an extra room downstairs by converting part of the garage; the possibilities are endless, please note you may need to get permission and obtain building regulations. This inviting home has been cherished by just one family since it was built, and now it's ready for you to make it your own. As you step inside, the welcoming porch provides the perfect spot for muddy boots and coats. A door leads into the hallway, where you'll find a staircase to the first floor and doors opening into the spacious downstairs living areas.

The living-dining room is ideal for entertaining, featuring a fireplace that creates an inviting atmosphere for relaxing evenings. Sliding doors connect this indoor space to the garden, allowing natural light to flood in and bringing the outdoors closer to home.

The kitchen is equipped with wall and base units, including a stainless steel sink drainer, ample space for an oven and hob with an extractor, and plumbing for a washing machine. There's also room for a fridge and freezer, plus an additional door leading to the garden, making outdoor dining a breeze.

On the first floor, you'll find four comfortable bedrooms that can be utilised to suit your needs and a family bathroom featuring a wash hand basin, low-level WC, and a bath with a shower overhead.

Externally, the property boasts a rear garden with a grassy area and a patio, perfect for summer gatherings. Additionally, there's a single garage with access from the rear.

