

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



Room Sizes

Living Dining Room

24'80 x 12'04

Kitchen

12'05 x 10'50

Sitting Room

10'96 x 12'04

Utility Room

7'82 x 5'60

WC

2'76 x 5'43

Storage Room

3'1 x 5'43

Bedroom One

11'04 x 12'06

Bedroom Two

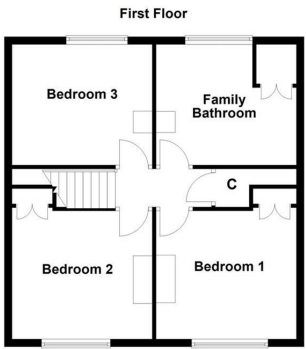
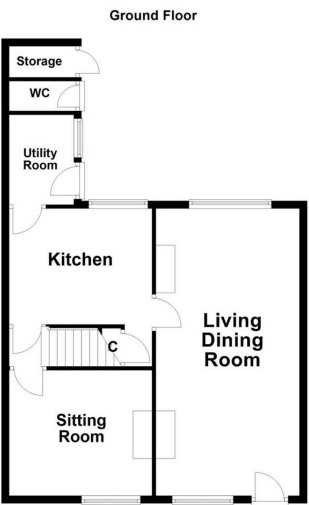
12'01 x 11'01

Bedroom Three

12'03 x 10'59

Family Bathroom

11'04 x 12'05



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.

Park Road, Cosby, Leicester LE9 1RL

£399,950

The Story Begins

- Delightful Semi Detached Cottage - This fabulous home, originally two separate cottages, has been transformed into a spacious family residence.
- Living dining room
- Fitted Kitchen
- Utility Room
- Outside WC & Store Room
- Sitting Room
- Three Double Bedrooms
- Main Family Bathroom
- Drive & Private Rear Garden
- Council Tax Band C | EPC Rating D

Location Is Everything

This fabulous home, originally two separate cottages, has been transformed into a spacious family residence. 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

Dating back to 1889 this delightful semi detached presents a fabulous opportunity for those seeking a character property with versatile accommodation, a blank canvas with a fabulous garden to the rear and off road parking. Blending the charm of traditional design with modern comforts, this home boasts three well proportioned bedrooms, making it ideal for families. Upon entering, you are greeted by the living dining room, a wonderful space to adapt to suit your needs. The well equipped breakfast kitchen is fitted with wall and base units, a stainless steel sink and drainer and integrated oven and hob with extractor fan. There is a convenient utility area, enhancing the practicality of daily living with a door leading to the outdoor space. There is also a sitting room, with a door to the front. To the first floor there are three double bedrooms, two of which with over stairs storage cupboards. The generous sized family bathroom is modern comprising of a bath with shower over, a wash hand basin and low level wc. One of the standout features of this property is the enclosed cottage garden, providing a serene outdoor haven for gardening enthusiasts or a safe play area for children. Additionally, a brick outbuilding offers potential to create an additional space, adding versatility to the property's use. The garden also includes brick storage units and a useful outdoor WC, offering further convenience and functionality. Furthermore, the property benefits from off-road parking, a valuable asset in this desirable location, ensuring hassle free accessibility. This home not only offers adaptable family living but also carries a piece of history, adding to its unique charm. With its blend of characterful allure and modern convenience, this property is a must see for anyone looking to settle in the picturesque village of Cosby. Don't miss the chance to make this lovely house your new home a perfect blend of old-world charm and contemporary comforts awaits your visit.

