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Room Sizes

Entrance Hallway

13'2 x 6'5

Dining Area

13'2 x 10'8

Living Room

17'5 x 11'6

Conservatory

10'5 x 9'8

Extended Kitchen

17'5 x 6'7

First Floor Landing

7'2 x 7'1

Bedroom One

13'9 x 10

Bedroom Two

11'6 x 10

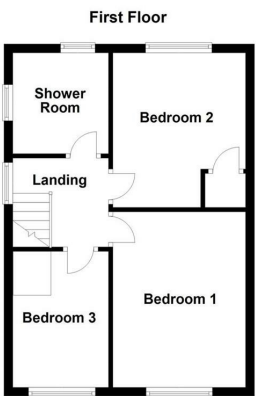
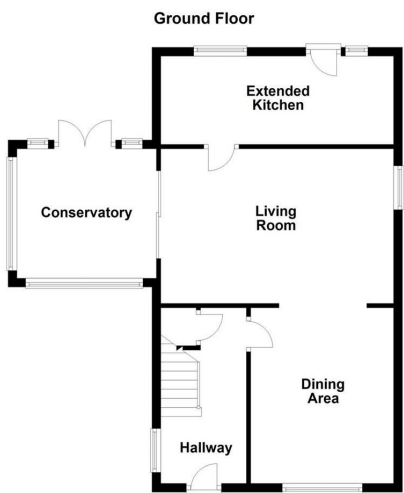
Bedroom Three

10'2 x 7'2

Shower Room

7'7 x 7'2

Garage



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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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
Offers Over £325,000

The Story Begins

- Extended Detached Family Home
- Occupying A Corner Postion
- Hallway & Dining Room
- Living Room & Conservatory
- New Kitchen In 2023
- New Shower Room In 2022
- Three Bedrooms
- Gardens To Three Sides
- Driveway & Detached Garage
- Awaiting Energy Rating, Council Tax Band 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. 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

Situated in the charming village of Cosby, this delightful detached home on Tudor Drive offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property has been thoughtfully extended to the rear, providing ample space for family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a staircase ascending to the first floor. The dining area, positioned at the front of the house, flows seamlessly into the inviting living room, which features a cosy log-burning fire, perfect for those chilly evenings. The conservatory, adorned with French doors, opens up to the garden, allowing natural light to flood the space and creating a lovely connection with the outdoors.

The extended kitchen is a true highlight, showcasing beautiful shaker-style units, a stylish work surface, and a ceramic sink. It is well-equipped with an integrated dishwasher and offers generous space for a Range cooker and fridge freezer, making it a dream for any culinary enthusiast.

On the first floor, you will find a well-appointed shower room complete with a low-level WC, a vanity unit with a tabletop sink, and a walk-in shower. The property boasts three bedrooms, including two generously proportioned doubles and a good-sized single, providing comfortable accommodation for family or guests. Outside, the property features a fenced front garden with a lawn, while the rear and side gardens offer a delightful patio area, decorative gravel, and raised beds, perfect for keen gardeners. The gated rear access leads to a double driveway and a courtesy door into the detached garage, providing convenience and additional storage.

This home is ideally situated in a sought-after village location, making it a wonderful opportunity for those seeking a peaceful yet connected lifestyle. Don't miss the chance to make this charming property your own.

