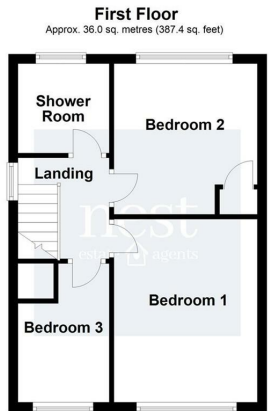
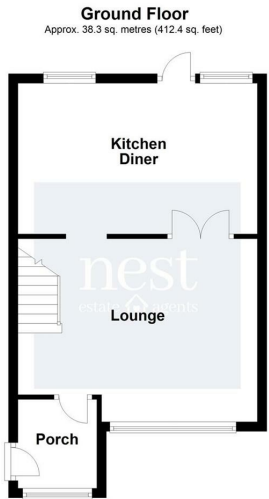


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Porch**
- Lounge**
16'0" x 12'0"
- Kitchen Diner**
16'0" x 10'0"
- First Floor Landing**
- Bedroom One**
12'0" x 9'0"
- Bedroom Two**
10'0" x 10'1"
- Bedroom Three**
9'0" x 6'5"
- Shower Room**
6'0" x 6'0"



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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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

£279,950

The Story Begins

- Beautiful Semi Detached Family Home
- Spacious Living Over Two Floors & Potential To Extended Subject To Planning
- Porch
- Cosy Lounge With Open Fireplace
- Modern Fitted Kitchen Diner
- Three Well Proportioned Bedrooms
- Shower Room
- Off Road Parking For Several Cars
- Low Maintainance Rear Garden
- EPC Rating - C, Council Tax Band - B & 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

This semi-detached family home has been lovingly maintained by the current owner and is located in the highly desirable area of Cosby. The property offers plenty of potential for development, subject to obtaining the necessary permissions. As you approach the house, you'll find a delightful gravel driveway that provides parking for several cars, along with a secure wooden gate that leads to the garden.

Inside, wood-effect flooring elegantly flows throughout the entire ground floor. You enter through a spacious porch, offering convenient space for hanging coats and storing muddy boots. An internal door guides you into the inviting lounge, which features a window at the front that lets in ample natural light, as well as an open fireplace that can easily accommodate a log burner—perfect for cozy evenings. Double doors connect the lounge to the kitchen-diner, allowing the option for an open-plan layout.

The kitchen is equipped with a range of fitted wall and base units, complete with marble work surfaces, a sink with a drainer and mixer tap, plumbing for a washing machine, space for a fridge-freezer, and an integrated oven with a hob and extractor hood. There's ample room for a dining table and chairs, with a picture window offering views of the garden and a door providing access to the outside.

Heading upstairs, the landing leads to three bedrooms—two generous doubles and one comfortable single. The family bathroom includes a suite comprising a pedestal wash hand basin, a double shower with shower, and a WC, beautifully tilted with a heated towel rail.

The rear garden is a true delight, primarily featuring artificial grass and a decorative patio area, perfect for outdoor dining during the warmer months.

