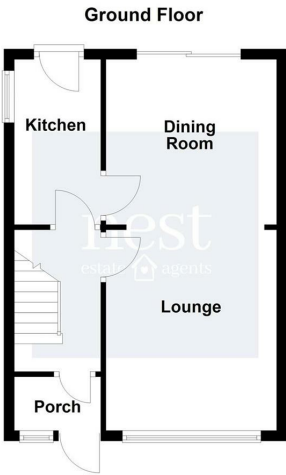
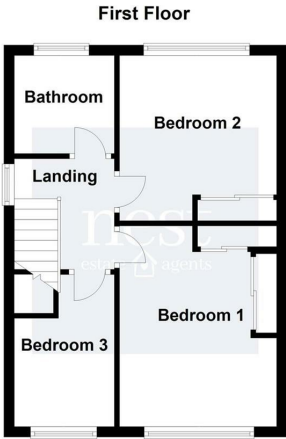


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Porch
- Hallway
- Living Room
12'11x10
- Dining Room
9'11x8'11
- Kitchen
10x7'06
- Bedroom One
12x10
- Bedroom Two
10x10
- Bedroom Three
10x6
- Bathroom
6x6



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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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

£259,950

The Story Begins

- Semi Detached Home
- Spacious Living Over Two Floors & Potential To Extended Subject To Planning
- Ready For A New Owner To Make Their Own
- Through Living Room Diner With Sliding Patio Doors
- Galley Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom
- Rear Garden With Patio & Lawn
- Detached Garage & Off Road Parking
- EPC Rating TBC 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

This lovely three-bedroom semi-detached home, cherished by its previous owners but now ready for a new lease of life. This property offers an excellent opportunity for renovation, allowing you to bring your personal touch and create your dream home.

As you enter through the welcoming entrance hall, you are greeted by a staircase leading to the first floor. The hall provides access to the kitchen and the spacious lounge.

The kitchen features a combination of wall and base units, providing ample storage space. It is equipped with a freestanding boiler and a cooker point, allowing for easy meal preparation.

The inviting lounge boasts a window to the front aspect, flooding the room with natural light. Adjacent to the lounge is a separate dining area that overlooks the garden, creating a perfect space for family meals or entertaining guests.

The property includes three well-proportioned bedrooms, offering plenty of space for family living. Each room has the potential for personalization and upgrades to suit your style.

The home features a bathroom that is in need of modernization, providing the perfect opportunity to design a space tailored to your preferences.

The rear garden is enclosed and offers a blank canvas to create your perfect outdoor oasis. Whether you envision a lush garden, a patio for alfresco dining, or a play area for children, the possibilities are endless. To the front, off-road parking is available, providing convenience and ease.

A home, while in need of some TLC, is ready for you to put your stamp on it. With its great location and potential for renovation, it's an ideal opportunity for families or investors to make their new nest.

