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nest
ESTATE AGENTS

Room Sizes

Living Room

11'2 x 10'9

Dining Kitchen

13'8 x 8'5

Garden Room

8'5 x 4'2

Landing

5'4 max x 5'1

Bedroom One

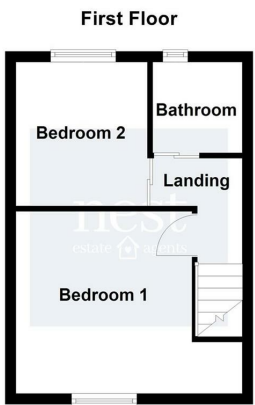
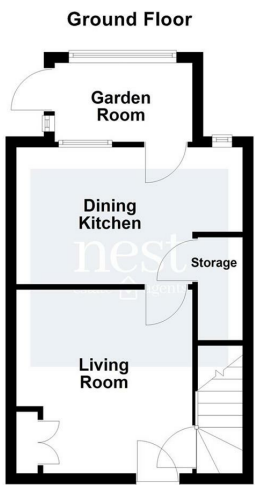
11'2 x 10'9

Bedroom Two

8'4 x 8'1

Bathroom

5'6 x 5'3



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.

Croft Road, Cosby, Leicester LE9 1RE

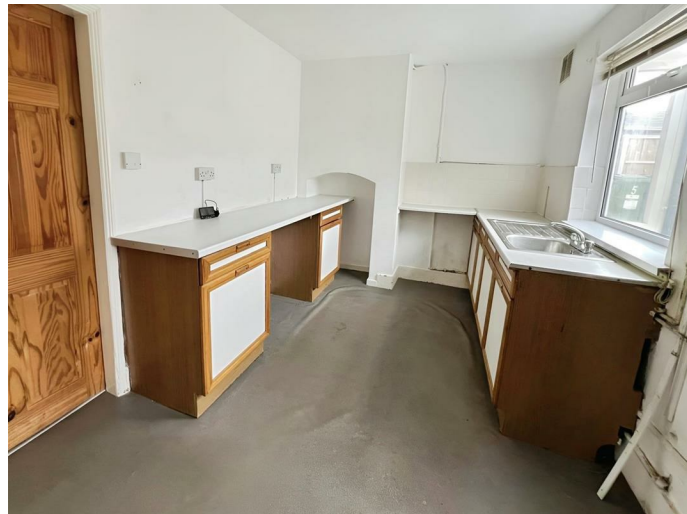
£179,950

The Story Begins

- Traditional Terrace Home
- No Upward Chain
- Sought After Village Location
- Living Room & Dining Kitchen
- Garden Room
- Two Bedrooms & Bathroom
- Rear Garden
- Energy Rating D
- Council Tax Band A
- 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 ever-popular village of Cosby, this traditional mid-terrace home presents a wonderful opportunity for those looking to personalise and add value. With no upward chain, it's ideal for first-time buyers, downsizers, or investors seeking a project in a desirable location.

The property welcomes you into a living room with stairs rising to the first floor. To the rear is a dining kitchen featuring base units, a work surface with sink drainer, and space for appliances. There is room for a dining table and chairs, a storage cupboard, and a door leading to a brick and timber garden room, perfect as a sunroom or additional utility space.

Upstairs, there are two bedrooms — the main bedroom being a good-sized double — along with a bathroom fitted with a white suite.

Externally, the rear garden features a good size lawned area, along with a garden shed for storage.

Importantly, the garden benefits from private access only, with no neighbouring properties having rights of way across it.

This is a property full of potential, set in a lovely village location — ready for you to make it your own.

