

Room Sizes

Entrance Hall

WC
3'1 x 5'8

Lounge
12'3 x 16'7

Kitchen
16'5 x 18'8

Utility
9'8 x 6'4

Bedroom One
9'8 x 15'1

En-suite
7'1 x 7

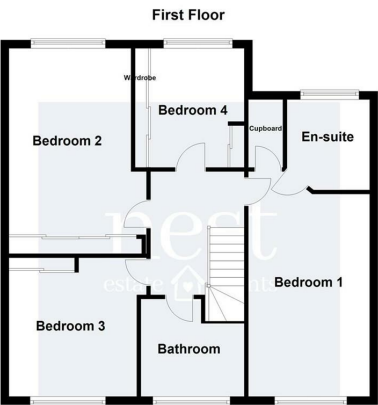
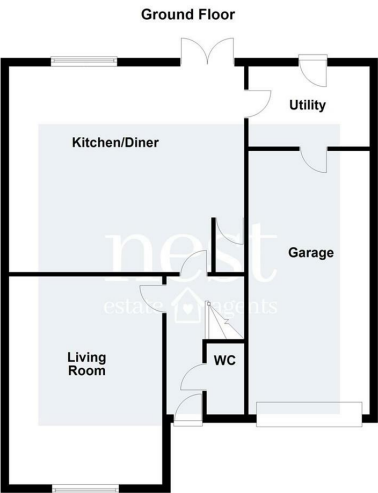
Bedroom Two
12'7 x 16'8

Bedroom Three
12'7 x 13

Bedroom Four
9'6 x 10'8

Bathroom
8'3 x 9'3

Garage
20'8 x 10



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.

Church Farm Close, Cosby, Leicester LE9 1RW

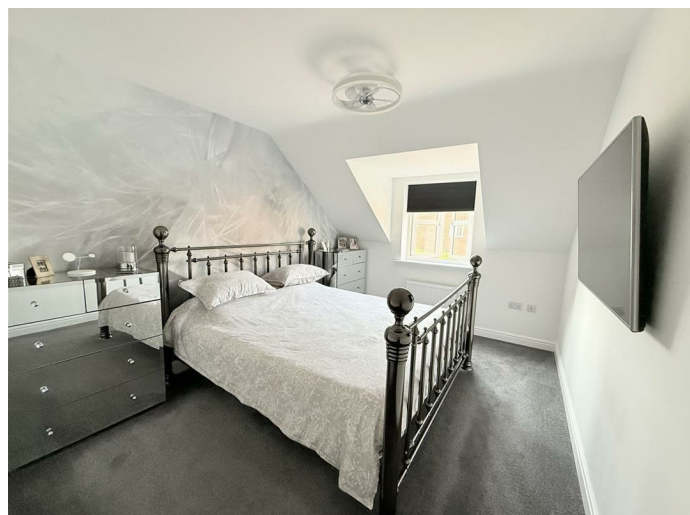
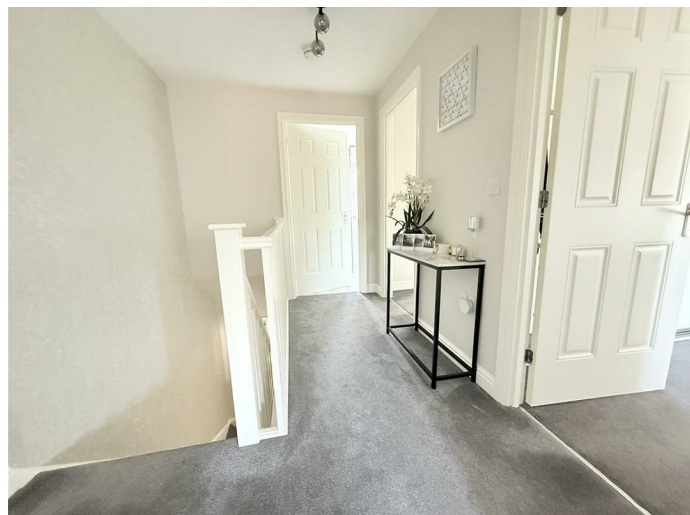
Price Guide £499,950

The Story Begins

- Wonderful Detached Home
- Entrance Hall With Downstairs Cloakroom
- Lounge
- Family Living Stunning Fitted Kitchen With Dining Area & Separate Utility.
- Master Bedroom With An Ensuite
- Three Further bedrooms
- Family Bathroom
- Pretty Landscaped Garden
- Drive & Garage
- Freehold Council Tax tbc EPC rating tbc Guide Price £499,950 - £510,000

Location Is Everything

Church Farm is one of the most sought after locations in Cosby, set in a non through road, with views of the Church, This remarkable home offers a perfect blend of modern living and comfort, making it an ideal choice for families or anyone seeking a stylish retreat. 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 and the fabulous yarn bomb. 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. A lovely place to live.



Inside Story

nest is proud to offer this exceptional detached home, thoughtfully designed and meticulously maintained. Quality is evident throughout this home, as the current owners have lovingly upgraded it since new, showcasing high-end finishes and attention to detail. Porcelanosa tiles throughout with slipped skirt. As you enter, you are welcomed by a entrance hall that provides access to a convenient downstairs WC, complete with a low-level WC and wash hand basin. The lounge is bright and inviting, filled with natural light from the front-facing window and featuring a fireplace that creates a cosy atmosphere for relaxation. The heart of this home is undoubtedly the modern kitchen/family room, designed for both functionality and style. This open-plan space includes a dining area that is perfect for family meals, and it is equipped with high-quality appliances, including a dishwasher, neff self clean hide and slide oven, warming drawer, microwave and a ceiling-mounted extractor. You will also find ample space for an American-style fridge freezer. The central island, with its sleek granite worktops, offers plenty of workspace and contemporary clean lines, while patio doors seamlessly connect the indoor space to the outdoor garden. Convenience is further enhanced by the practical utility room, which features plumbing for a washing machine and space for a dryer, along with direct access to the garage. As you ascend to the first floor, you will discover a luxurious master bedroom that boasts an ensuite bathroom complete with a double shower, wash hand basin, and low-level WC. Additionally, there are three further bedrooms, some with built-in storage, providing ample space for family or guests. . The beautifully landscaped garden has been designed for low maintenance, featuring a variety of greenery that adds charm and tranquillity, all while ensuring privacy with non overlooked garden. Completing this outstanding property is a driveway and a garage.

