

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

nest
ESTATE AGENTS

Room Sizes

Lounge
15'16 x 18

Dining Room
12'5 x 11'8

Kitchen
17'4 x 13'22

Cloakroom
5 x 5

Sun Room
12'9 x 10

Double Garage
15'8 x 17'2

Bedroom One
19'25 max x 13'45

En-suite
8'22 max x 11'4 max

Bedroom Two
11'37 x 12'04

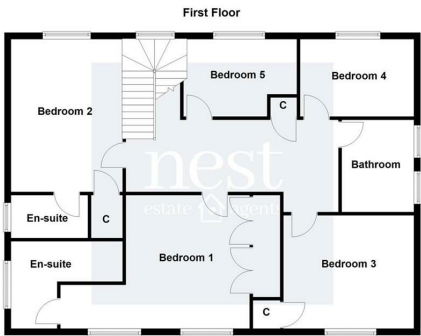
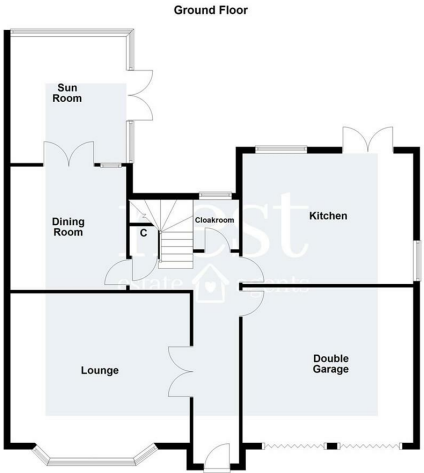
En-suite

Bedroom Three
13'21 x 11'64

Bedroom Four
12'75 x 7'93

Bedroom Five
9'97 x 8'89

Bathroom
7'35 x 9'39



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.

Orchard Close, Cosby, Leicester LE9 1TR

£595,000

The Story Begins

- Superb Family Detached Home
- Entrance Hall & Downstairs Cloakroom
- Lounge With Feature Wall & Fireplace
- Separate Dining Room
- Fabulous Breakfast Kitchen With Centre Island - Sunroom
- Four bedrooms Master Ensuite & Bedroom Two Ensuite
- Family bathroom With Four Piece Suite
- Double Garage & Drive
- Enclosed Garden With Mature Shrubs, Flower beds And Tress
- FREEHOLD - Yearly Charges tbc - Council Tax F - EPC Rating C

Location Is Everything

Owners Comments - I have lived in this beautiful house since it was built by the small family builders, Silverdale. I love walking down to feed the ducks, and having the local shops so close means I have everything I need right at hand. The local coffee shops are a delight, as is the bi-annual yarn bomb and the Cosby Air Show. I am very much looking forward to passing my home to a new family to cherish.

About The Village - Cosby is a delightful village with a wealth of character and charm, featuring a brook running through its heart. You can truly enjoy being part of the community by participating in events such as the annual Cosby Duck Race, a local park that has cricket and football most weeks and the fabulous yarn bomb.

Situated south of the city, Cosby offers easy connections to both the city and the motorway networks. The village boasts a wealth of local amenities, including shops ideal for day-to-day shopping, a post office, a pharmacy, restaurants, public houses, a golf course, and the reputable Cosby Primary School. It is truly a fabulous place to live.



Inside Story

This is a wonderful house. This executive detached residence offers a perfect blend of modern living and comfortable space. Situated on a private road within a small development, this property presents a rare opportunity to reside in this charming village.

As you enter the hallway, you are greeted by elegant herringbone flooring and a balustrade staircase leading to the first floor. Access to a convenient downstairs WC adds to the practicality of the layout.

The spacious living room features a striking accent wall and a front-facing window, providing a cozy retreat for relaxation.

The formal dining room is perfect for family gatherings and entertaining friends, with double doors that lead into the sunroom—a bright space that allows you to enjoy your garden year-round.

The heart of this home is the impressive open-plan living dining kitchen, which boasts doors that open onto the garden, creating a seamless indoor-outdoor living experience. The kitchen itself is fully equipped with stylish wall and base units, generous work surfaces, and modern appliances, an American fridge freezer, a range cooker, a microwave oven, and an integrated dishwasher and washing machine. This kitchen has everything a budding chef could need. The delightful center island provides the perfect spot to enjoy your morning coffee, while French doors lead out to the garden, inviting the outdoors in.

With five bedrooms, including a master suite and a ensuite to bedroom two, along with a stylish family bathroom, this home is ideal for families or those who enjoy hosting guests.

Parking is made easy with a paved driveway leading to the double garage, ensuring convenience.

Don’t miss the opportunity to make this stunning property on Orchard Close your new home, where you can embrace village living.

