



**Cosby Road, Countesthorpe, Countesthorpe, Leicester, LE8
5PD**



Part of
**SHELDON
BOSLEY
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Property Description

An impressive four bedroomed family home located on the highly desirable Cosby Road within the village of Countesthorpe.

Constructed in 2015 by the highly regarded local builder Evans Heritage Developments as part of an exclusive development of just five properties.

The property benefits from gas fired central heating and double glazing throughout and is approached via an entrance hall, cloaks / w.c, sitting room, family room / study, large light and airy dining kitchen with French doors on to the rear gardens and to utility room.

To the first floor there is a large landing, master bedroom with en-suite shower room, guest bedroom with en-suite, two further bedrooms and family bathroom.

Outside there is ample car standing gardens and access to double garage.

Part walled, enclosed private gardens with lawns, floral borders and patio seating areas.





Key Features

- Impressive Detached Family Home
- Four Double Bedrooms
- Spacious Kitchen / Diner, Family Room and Sitting Room
- Two EnSuite Bathrooms and Family Bathroom
- Guest W.C and Utility Room
- Double Garage and Substantial Driveway
- South Facing Garden
- Located in an Exclusive Development
- Constructed in 2015

£625,000

LOCATION

The property is located on the fringes of the popular and sought after South Leicestershire village of Countesthorpe which provides excellent shopping, educational and recreational facilities, good access to local communication networks including the M1 and M69 motorways, Fosse Park shopping centre and Leicester city centre which enjoys the benefit of the inner and outer ring road system and mainline railway station with services in all directions including London St. Pancras.

VIEWINGS

All viewings should be arranged by calling Andrew Granger & Co on 0116 2429922.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Via traditionally styled front door, stair case rising to the first floor, radiator and doors leading to principal reception rooms.

CLOAKS / W.C

Comprising low flush w.c and wash basin, heated towel rail radiator and double glazed window to the side elevation.

FAMILY ROOM / STUDY

A versatile family room / study with double glazed windows to the front and side elevations and radiator.

SITTING ROOM

With French doors leading to the rear gardens and radiator.

LIVING / DINING KITCHEN

A wonderful bright and airy living / dining kitchen with dining area with French doors leading onto the rear gardens, radiator.

Kitchen fitted with a modern range of base and wall mounted cupboards with granite worksurfaces over and matching upstands. Integrated double electric oven, five ring electric hob with extractor over. Other integrated appliances include fridge, freezer and dishwasher. Doorway leading to;

UTILITY ROOM

With double glazed window to the front elevation doorway leading to the garage. Wall and floor mounted base and wall mounted cupboards, plumbing for washing machine and space for tumble drier, radiator.

FIRST FLOOR

LANDING

A spacious landing with double glazed window to the front elevation, access to roof void and airing cupboard, radiator.

MASTER BEDROOM

With double glazed window to the rear elevation built in wardrobes, radiator and door way to;

EN-SUITE

Comprising low flush w.c, wash hand basin, shower, wall and floor tiling, towel radiator and double glazed window to the rear elevation.

GUEST BEDROOM

Double glazed window to the front elevation, radiator and doorway to;

EN-SUITE

Comprising low flush w.c, wash hand basin, shower, towel radiator, wall and floor tiling and double glazed window to the rear elevation.

BEDROOM 3

Double glazed window to the rear elevation and radiator.





BEDROOM 4

With double glazed window to the front elevation and radiator.

FAMILY BATHROOM

With floor and wall tiling, low flush w.c, wash hand basin, P -Shaped bath with screen and shower over, towel radiator and double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is large block paved driveway providing ample car standing and access to the double garage.

The private rear gardens form a wonderful feature of this home and are largely walled with central lawn with mature surrounding borders and a large paved patio seating area.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Appraisals & Surveys

If you have a house to sell then we offer a free valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department.

Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.





Ground Floor



First Floor

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - B

Tenure - Freehold

Council Tax Band - F

Local Authority
Blaby District

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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