

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

**Lounge**  
14'9 x 11'1 (4.50m x 3.38m)

**Dining Room**  
9'2 x 8'8 (2.79m x 2.64m)

**Kitchen**  
10'6 x 8'6 (3.20m x 2.59m)

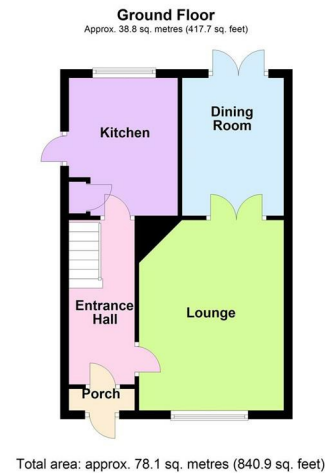
**Bedroom One**  
12'0 x 11'3 (3.66m x 3.43m)

**Bedroom Two**  
11'11 x 10'0 (3.63m x 3.05m)

**Bedroom Three**  
8'2 x 7'0 (2.49m x 2.13m)

**Family Shower Room**  
6'10 x 5'9 (2.08m x 1.75m)

**Single Garage**  
16'0 x 8'2 (4.88m x 2.49m)



Total area: approx. 78.1 sq. metres (840.9 sq. feet)



26 Hill View Drive, Cosby, Leicestershire, LE9 1UR

Offers Over £264,500

## OVERVIEW

- Three Bedroom Semi detached Home
- Refitted kitchen
- Lounge And Separate Dining Room
- Modern Family Shower Room
- Driveway and Garage
- Enclosed Private Rear Garden
- Sought After Location
- NO CHAIN
- Freehold, EER Rating C, Council Tax B
- Must Be Viewed

## LOCATION LOCATION....

Cosby is a lovely village and hosts many community events such as the annual Cosby duck race & the infamous Yarn Bomb. The village has its own primary school, with facilities in the village including butchers, newsagents, hairdressers, chemist, two supermarkets, a well renowned fish & chip shop, local pub, and an Indian restaurant. The village also boasts two cafes, Tithe Barn and The Cook in the Nook, both offer an outstanding range of locally sourced quality food and drink. There are also a number of walks that allow you to explore the local countryside. Cosby lies approximately seven miles from Leicester City Centre with easy access to the M1/M69. Nuneaton, Rugby, and Market Harborough Train Stations all have good links to London.



## THE INSIDE STORY

*This much loved three bedroom semi detached family home is offered for sale in the sought after village of Cosby and has no upward chain. Great living accommodation over two floors and must be viewed to truly appreciate all this home has to offer. Step through the front door into the porch which takes you into the entrance hall with stairs rising to the first floor and doors to your downstairs living. The cosy lounge is to the front with double doors into the dining room, offering the versatility to have as one room for family occasions or separate if need be. The dining room is a great space with French doors opening out into the garden. The modern refitted kitchen is to the rear and has an array of wall and base units, a wonderful pantry, gas hob and oven with extractor hood over, space for a fridge freezer and plumbing for a washing machine. To the first floor are two double bedrooms and a good size single. The stylish shower room has been recently refitted, modern floor to ceiling tiles and comprises of a double shower cubicle, low level wc and wash hand basin. Externally to the front is a gravelled area with planted border. A driveway to the side which leads to the garage which has an electric door. The pretty rear garden is enclosed and mainly laid to lawn, with a lovely patio area ideal for summer months. Mature shrubs are planted in the borders making this a keen gardeners delight.*

