

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

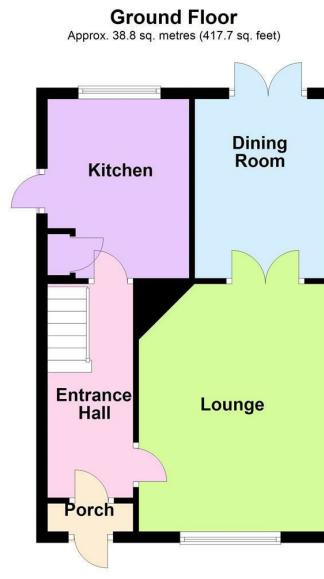
8'2 x 7'0 (2.49m x 2.13m)

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)



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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

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

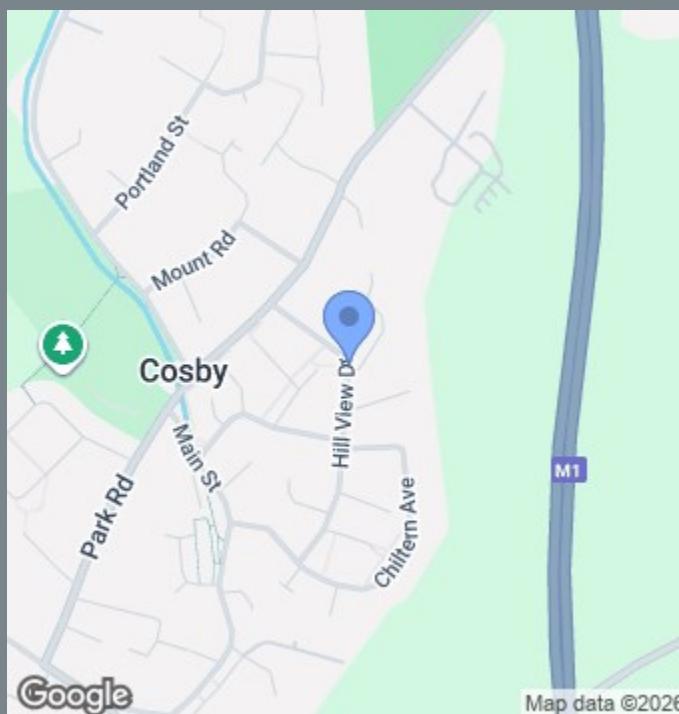
Offers Over £260,000

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.

