

FLOOR PLAN

DIMENSIONS

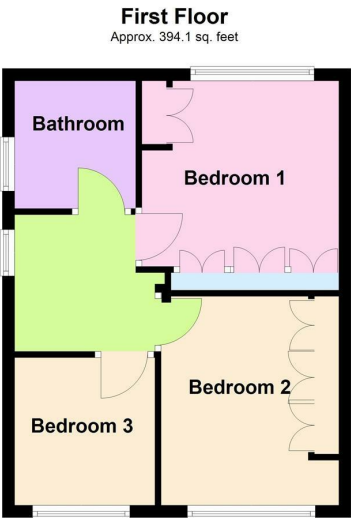
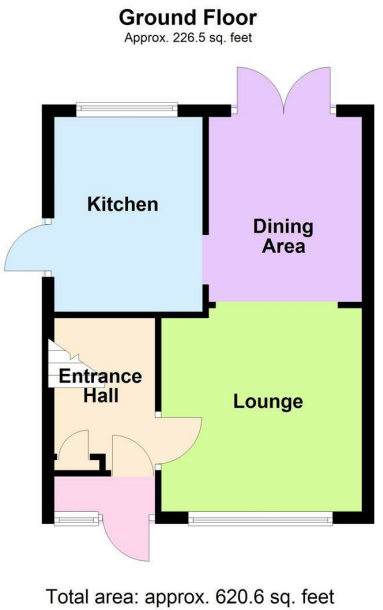
- Entrance Hall**
- Lounge**
10'9 x 10'6 (3.28m x 3.20m)
- Dining Area**
8'3 x 8'10 (2.51m x 2.69m)
- Kitchen**
8'3 x 8'10 (2.51m x 2.69m)

Bedroom One
10'8 x 10'2 to wardrobes (3.25m x 3.10m to wardrobes)

Bedroom Two
7'9 to wardrobes x 11'2 (2.36m to wardrobes x 3.40m)

Bedroom Three
7'1 x 7'9 (2.16m x 2.36m)

Bathroom

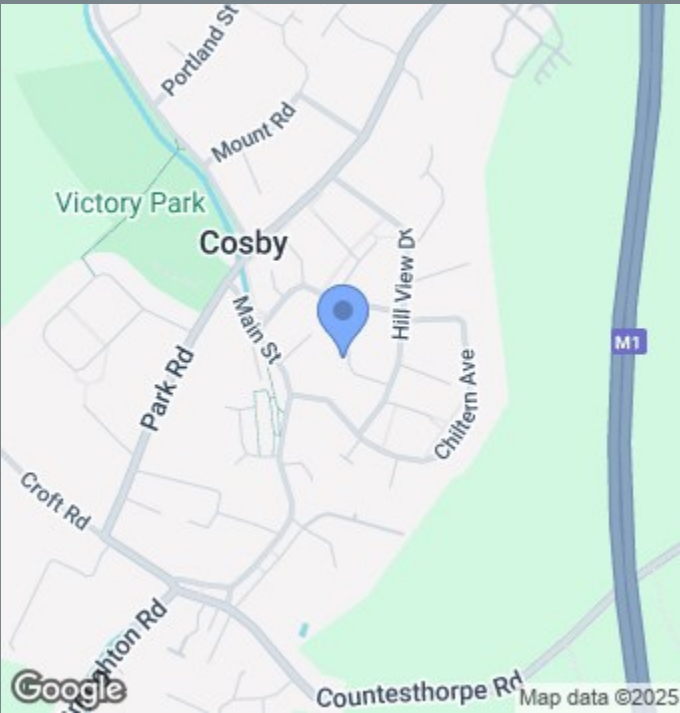


OVERVIEW

- Delightful Village Location
- Cul De Sac Location
- Entrance Hall
- Lounge/Diner
- Modern Fitted Kitchen
- Three Bedrooms - Two with Fitted Wardrobes
- Not Overlooked Rear Garden with Hot Tub
- Driveway providing ample parking and Gates to Garage
- Outdoor Charging Point For Electric Car
- Council Tax Band B, Freehold, EPC C

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, supermarkets, a well renowned fish & chip shop, local pub with a chinese restaurant 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 having good links to London.



THE INSIDE STORY

Tucked away in a quiet cul de sac, this beautifully presented three bedroom semi detached family home offers a perfect balance of modern comfort and practicality, ideal for families, first-time buyers or anyone looking to settle in a peaceful, well-connected location. Step into a spacious lounge/diner that's perfect for both relaxing evenings and entertaining guests. The modern fitted kitchen is a standout feature, complete with a built-in dishwasher, plumbing for a washing machine, and space for an American-style fridge freezer—designed with convenience in mind. Upstairs, you will find three well-proportioned bedrooms, two of which benefit from built-in furniture, offering excellent storage solutions. The fully tiled bathroom features a sleek white suite, adding to the home's contemporary feel. Outside, the property continues to impress. A generous driveway provides off-street parking for several vehicles, with gated side access leading to a garage—perfect for secure storage or additional parking. The private secluded rear garden is designed for low maintenance enjoyment, complete with a decked patio area, astro turf lawn, a handy shed and a luxurious hot tub—ideal for both relaxing and entertaining in the warmer summer months. Move-in ready and packed with thoughtful features, this is a home that truly ticks all the boxes. Early viewing is highly recommended!

