



**Connells**

Farthingdale Close  
Cosby Leicester





### Property Description

Cosby is a village located to the south of Leicester. It is first recorded as "Cossebi" in the Domesday Book in 1086. The Parish church is the 14th century St Michael and All Angels'. It also has Methodist and Baptist churches. There are two schools - Cosby Primary School and independent Brooke House Day School. Cosby has football, rugby and cricket teams which all participate in Leicestershire's sporting leagues.

This three bedroom property is situated in the sought after village location of Cosby. Viewing is advised to appreciate the potential it holds. This property boasts an outbuilding perfect for an office at home or added extra space.

### Entrance Hall

With a door to the front of the property, stairs rising to the first floor and understairs cupboard.

### Lounge

13' 1" x 10' 8" ( 3.99m x 3.25m )

With a double glazed window to the front of the property, coving to the ceiling, central heating radiator, fireplace and back boiler.

### Kitchen/ Diner

17' 1" x 8' 4" ( 5.21m x 2.54m )

Fitted kitchen with wall and base units, work surfaces housing the sink drainer, space for a cooker, pantry, plumbing for a washing machine, central heating radiator, door to the side of the property and two double glazed windows to the rear of the property.



## First Floor Landing

With stairs rising from the hallway and window to the side of the property.

## Bedroom One

12' x 10' ( 3.66m x 3.05m )

With a double glazed window to the front of the property and central heating radiator.

## Bedroom Two

10' 9" x 8' 9" ( 3.28m x 2.67m )

With a double glazed window to the rear of the property and airing cupboard housing the water tank.

## Bedroom Three

7'10" x 6' x 7' ( 2.16m x 2.13m )

With a double glazed window to the front of the property and central heating radiator.

## Bathroom

There is a bath with shower over, wc, partly tiled walls, central heating radiator and window to the rear of the property.

## Outside

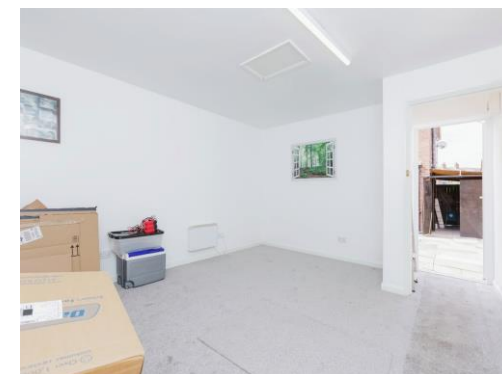
At the front of the property there is off road parking.

The rear garden has a paved patio area, lawn, access to the outbuilding and fenced borders.

## Outbuilding

14' 10" x 12' 9" ( 4.52m x 3.89m )

With power and lighting, sound proof walls - perfect for a home office or studio.



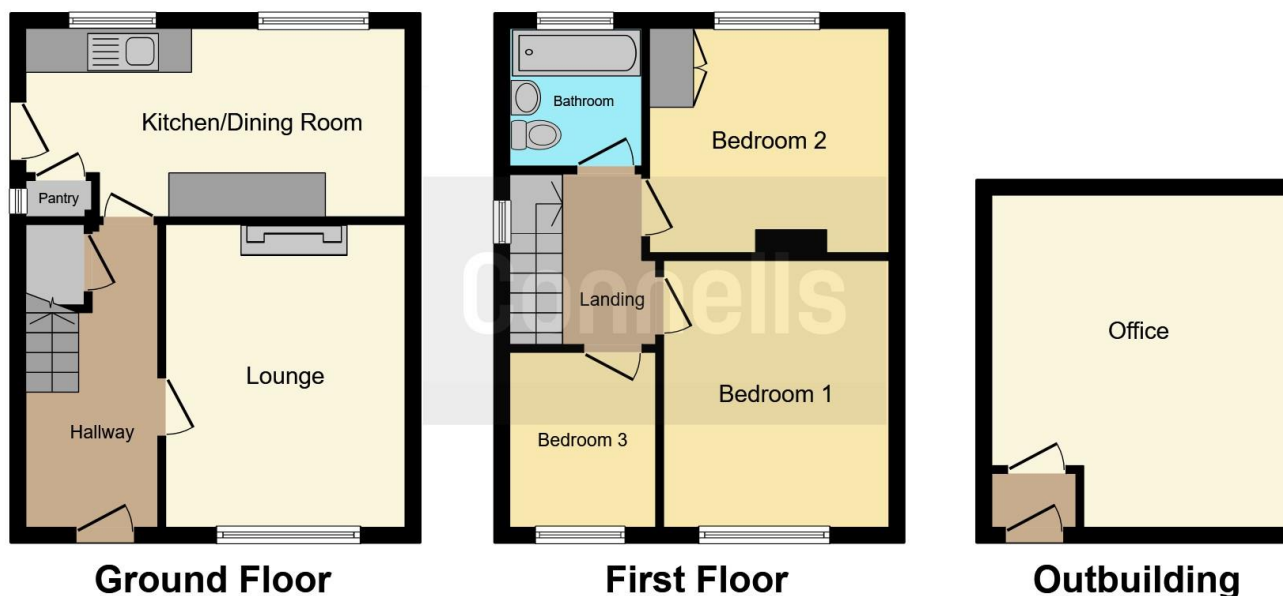












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA309062](http://connells.co.uk/Property/BLA309062)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and turn left at the roundabout onto Blaby Bypass. At the next roundabout turn right onto Grove Road and continue along Cambridge Road. Turn left onto Hill View Drive and left onto Farthingdale Close where the property is situated and can be identified by our Connells For Sale board.

**EPC Rating: E**

Tenure: Freehold



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