



Connells

Croft Road  
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

## Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

This semi-detached property is located in the village of Cosby. It benefits from two bedrooms, a large bathroom, a spacious lounge and kitchen with a dining area. The garden must be seen to appreciate the amount of space this property has to offer. Viewing highly recommended!

## Lounge

24' 3" x 11' 10" ( 7.39m x 3.61m )

With a window to the front of the property, stairs rising to the first floor, telephone point and gas fireplace.

## Kitchen

13' 2" x 7' 4" ( 4.01m x 2.24m )

Fitted kitchen, sink drainer, plumbing for a washing machine, central heating radiator, tiled flooring, central heating radiator, and door to the rear porch.

## Dining Room

7' 4" x 6' 10" ( 2.24m x 2.08m )

There is a window to the side of the property, laminate flooring and an archway from the kitchen.

## Rear Porch

With a door from the kitchen and door leading out to the garden.

## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

12' 4" x 11' 11" ( 3.76m x 3.63m )

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

## Bedroom Two

15' 11" x 8' 4" ( 4.85m x 2.54m )

With windows to the front and rear of the property and central heating radiator.

## Bathroom

There is a shower cubicle, wc, central heating radiator, airing cupboard housing the boiler, loft access, laminate flooring and window to the rear of the property.

## Outside

At the front of the property there is a gated gravelled driveway and car port at the side of the property.

The rear garden is incredibly spacious with lots of mature trees and shrubs with a paved patio area and lawn space. There is access to an outside toilet and storage shed.















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/BLA309028](http://connells.co.uk/Property/BLA309028)**

**directions to this property:**

Proceed out of Blaby along Leicester Road, at the roundabout take the first exit onto Blaby Bypass. Continue along and at the roundabout turn right onto Grove Road. Continue straight ahead onto Cambridge Road to the village of Cosby. At the 'T' junction turn right onto Croft Road where the property is located and can be identified by our Connells For Sale board.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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