



**Connells**

Cromford 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.

This property is situated in a cul-de-sac location in the sought after Cosby Village. The property is spacious throughout and has loads of potential for anyone wanting to extend in the future. The idyllic rear garden is private and there is also a large driveway and garage.

### Entrance Porch

With a door to the front of the property and door into the hallway.

### Hallway

With a door from the porch, stairs rising to the first floor and under stairs cupboard.

### Lounge

15' 9" x 10' 11" ( 4.80m x 3.33m )

With a double glazed window to the front of the property, open fireplace with brick surround and central heating radiator.

### Dining Area

15' 9" x 8' 9" ( 4.80m x 2.67m )

With a central heating radiator and double glazed patio doors leading out to the rear garden.

### Kitchen

15' 8" x 8' 9" ( 4.78m x 2.67m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated double electric oven, gas hob with cooker hood over, plumbing for a washing machine, space for a fridge, central heating radiator and double glazed window to the rear of the property.

## First Floor Landing

With stairs rising from the hallway, airing cupboard with radiator, loft access (with ladder and is part boarded), double glazed window to the side of the property.

## Bedroom One

11' 1" x 10' ( 3.38m x 3.05m )

With a double glazed window to the front of the property, an array of fitted wardrobes and central heating radiator.

## Bedroom Two

10' 3" x 9' 10" ( 3.12m x 3.00m )

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

## Bedroom Three

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

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

## Shower Room

11' 9" x 7' 6" ( 3.58m x 2.29m )

Refitted with a shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the rear of the property.

## Outside

At the front of the property there is a driveway providing off road parking, lawn and flower beds.

The rear garden has a lawn, patio area, stepping stones, shed, mature shrubs and timber fencing.

## Garage

15' 2" x 8' 3" ( 4.62m x 2.51m )

With an up and over door, power and lighting, door to the side to the rear garden and a double glazed window to the rear.



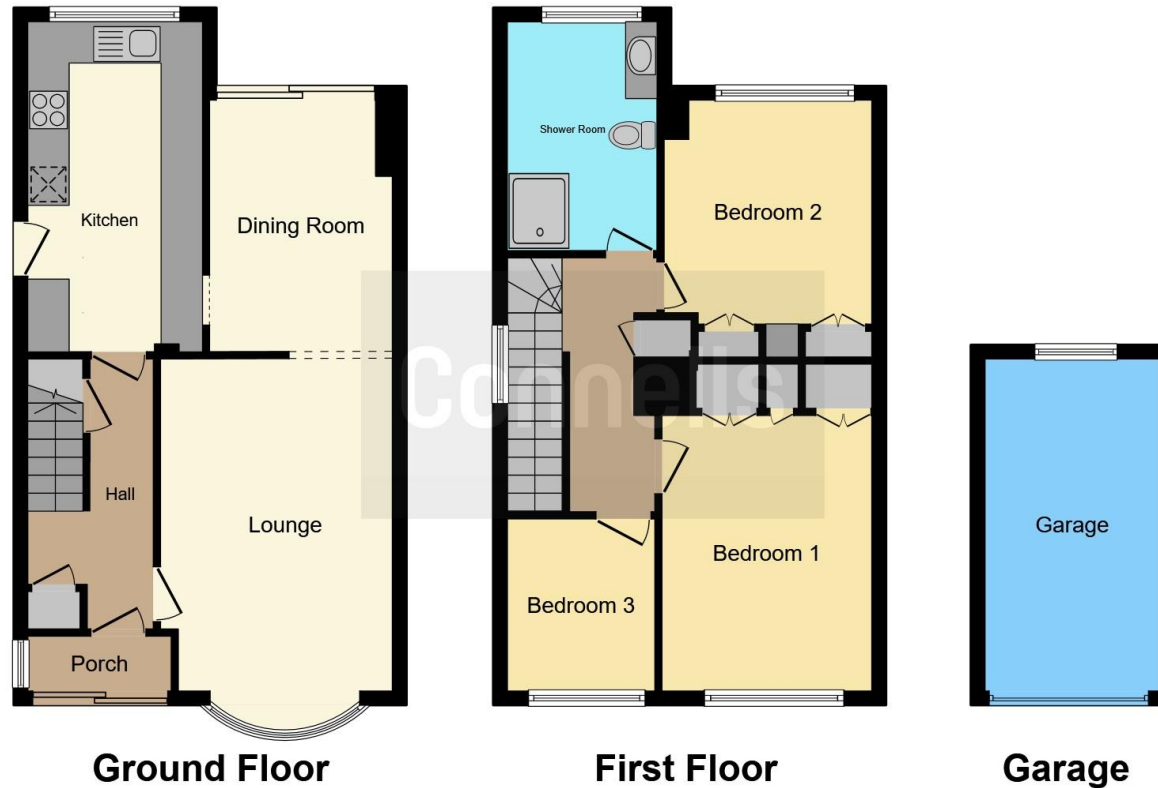












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**view this property online [connells.co.uk/Property/BLA309186](http://connells.co.uk/Property/BLA309186)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and at the roundabout turn left. At the next roundabout turn right on to Grove Road. Proceed along Cambridge Road to the village of Cosby. At the mini roundabout turn right onto Narborough Road, taking the third turning on the right onto Brooklands Road. Turn left onto Cromford Road where the property is located.

**EPC Rating: C**

Tenure: Freehold



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