



Connells

Walnut Leys
Cosby Leicester

Walnut Leys Cosby Leicester LE9 1TY

for sale offers in excess of
£550,000



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 detached bungalow is nestled on a generous plot in the sought after Walnut Leys in Cosby. The property has countryside views to the rear and an idyllic rear garden for anyone looking to enjoy peaceful outside. The bungalow is well presented and has a room for every purpose.

Entrance Hall

With a door to the front of the property, storage cupboard and radiator.

Cloakroom

There is a wc, wash hand basin, central heating radiator and double glazed window to the rear of the property.

Lounge

19' 6" x 14' 1" (5.94m x 4.29m)

With double glazed windows to the front and side of the property, central heating radiator, spot lights to the ceiling and double glazed sliding patio doors through to the conservatory.

Conservatory

14' 4" x 12' 10" (4.37m x 3.91m)

A upvc construction.

Dining Room

12' 9" x 11' 2" (3.89m x 3.40m)

With double glazed doors through to the garden room, coving to the ceiling and central heating radiator.

Garden Room

19' x 12' 2" (5.79m x 3.71m)

With double glazed windows to the rear of the property, door through to the conservatory and central heating radiator.

Bedroom Three

9' x 6' 11" (2.74m x 2.11m)

Accessed from the garden room this room is currently being used a study. There are double glazed windows to the rear and side of the property and central heating radiator.

Kitchen/ Breakfast Room

12' x 11' 10" (3.66m x 3.61m)

Fitted with wall and base units, work surfaces housing the sink drainer, electric oven, induction hob with cooker hood over, integrated dish washer, integrated microwave, integrated fridge freezer, central heating radiator, spot lights to the ceiling, door through to a side hallway and double glazed window to the side of the property.

Bedroom One

14' 3" x 10' 11" (4.34m x 3.33m)

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

Bedroom Two

11' 10" x 7' 3" (3.61m x 2.21m)

With a double glazed window to the rear of the property overlooking the garden room, central heating radiator and fitted wardrobes.

Shower Room

11' 2" x 8' 1" (3.40m x 2.46m)

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

Side Hallway

17' 1" x 4' 2" (5.21m x 1.27m)

With doors to the front and rear, access to a boiler room and door through to the garage.

Boiler Room

Accessed from the side hallway.

Outside

There is a private driveway leading to the property at the front, providing ample off road parking and leads to the garage.

The large rear garden has a patio area, lawn, mature shrubs and trees, gazebo and summer house.

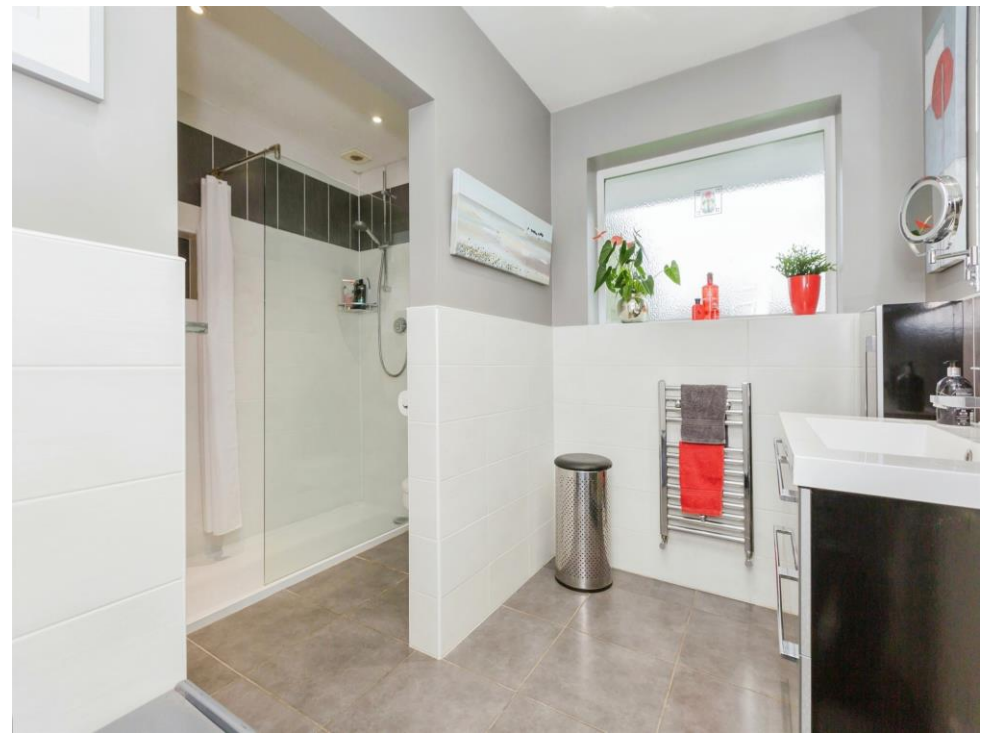
Garage

With an up and over door to the front and window at the rear.

Agents Note:

There is an easement on the title, please enquire with the branch.









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

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directions to this property:

Proceed out of Blaby along Enderby Road and turn left onto Blaby Bypass. At the next roundabout turn right onto Grove Road, then continue onto Cambridge Road to the village of Cosby. Turn left onto Main Street and left opposite the church onto Walnut Leys where the property is situated.

EPC Rating: C

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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