



The Stables, Cosby Lane, Cosby, Leicestershire, LE9 1RT

HOWKINS &
HARRISON

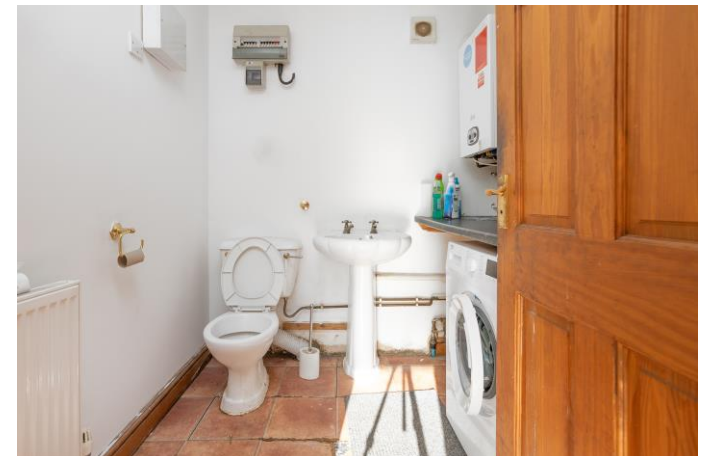
The Stables, Cosby Lane, Cosby, Leicestershire, LE9 1RT

Guide Price: £675,000

A spacious three bedroom bungalow situated in a semi rural location, in need of some updating, offering over 2000 sq ft of accommodation on a 2.62 acre plot which includes an 1.61 acre paddock, field shelter and outbuilding.

Features

- Semi rural location
- 2.62 acre plot or thereabouts
- Detached bungalow offering 2,000 square feet of accommodation
- Kitchen/breakfast room
- Utility room/cloakroom
- Three bedrooms
- Master bedroom with en-suite
- Worksoop and garaging
- 1.61 acre paddock with field shelter



Location

The highly sought after south Leicestershire village of Cosby lies approximately seven miles from Leicester City Centre. The village has its own primary school, with facilities in the village including a farm shop, butcher, newsagents, two supermarkets, hairdresser, a well renowned fish & chip shop, a pub which serves Chinese food and an Indian restaurant. The village also boasts two cafes, Tithe Barn Deli Café and The Cook in the Nook, both offer an outstanding range of locally sourced quality food and drink. Within a ten minute drive, wider facilities are available at Blaby, Broughton Astley, Fosse Park and Meridian Shopping, Entertainment and Business Centre.



Accommodation

A UPVC door leads through to a spacious entrance hall with ceramic floor tiling which continues through to the kitchen and utility room/cloakroom, which is fitted with wall mounted cabinets, work surface and space with plumbing beneath for a washing machine along with a wash hand basin and WC. The kitchen is accessed through an archway and is fitted with wall and base cabinets including includes a range style cooker with extractor fan over, glass display cabinets, drawers and pan drawers with work surfaces over. There are triple aspect windows which provide views across the land. The sitting room is accessed from the entrance hall and is a lovely light and airy room benefitting from attractive ceiling roses, coving to the ceiling and French doors with glazed panels either side. The focal point to the room is a feature fireplace with coal effect gas fire and marble hearth. From the sitting room a further hall with French doors provide access to three double bedrooms, all of which have storage facilities, and the family bathroom. The master bedroom has triple aspect windows and is fitted with wardrobes to one wall and benefits from its own en-suite attached. A family bathroom services the other bedrooms and is fitted with ceramic floor tiling, a vanity unit with wash hand basin inset, WC and a panelled bath with shower over.



Outside

The property is accessed via hard standing through gates, which lead to a sweeping drive past the paddock and outbuilding, to the property where there is parking for numerous vehicles. To the rear of the property there is a paved patio and lawned area. The 1.61 acre paddock with field shelter is enclosed by post and rail fencing with access through two five bar gates. There is a further outbuilding located to the front of the property which is divided into three sections and could be used as garaging.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

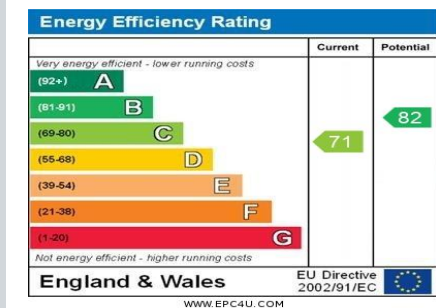
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Blaby District Council Tel:01162-750555.
Council Tax Band – E.



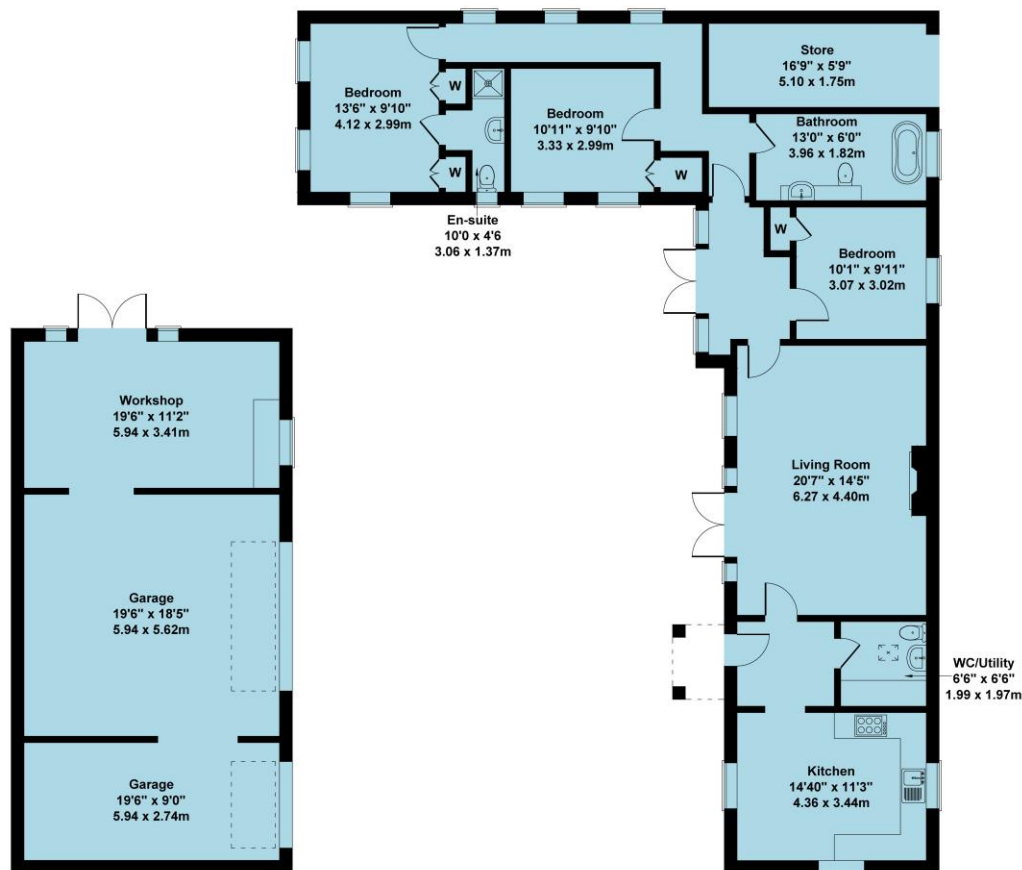
Howkins & Harrison

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Approximate Gross Internal Area
2142 sq ft - 199 sq m



OUTBUILDINGS

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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