

HUNTERS®

HERE TO GET *you* THERE



Main Street

Cosby, Leicester, LE9 1UU

Asking Price £450,000



Council Tax: C



42 Main Street

Cosby, Leicester, LE9 1UU

Asking Price £450,000



Entrance hall

First reception room
7'7 x 7'10 (2.31m x 2.39m)

Downstairs toilet

Lounge
12'11n x 14'1 (3.94mn x 4.29m)

Kitchen
12'x 9'7 (3.66mx 2.92m)

Dining area
12'8 x 9'7

Master bedroom
13' x 9'7 (3.96m x 2.92m)

Ensuite
3'5 x 9'7 (1.04m x 2.92m)

Bathroom
10'1 x 6'9 (3.07m x 2.06m)

Bedroom Two
9'11 x 12'2 (3.02m x 3.71m)

Bedroom Three
9'11 x 6'1 (3.02m x 1.85m)

Dressing area

Garden

Material Information - Wigston
Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Cosby village

conservation

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: Yes: January 2025- Excess water to drive reaching the steps to house

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

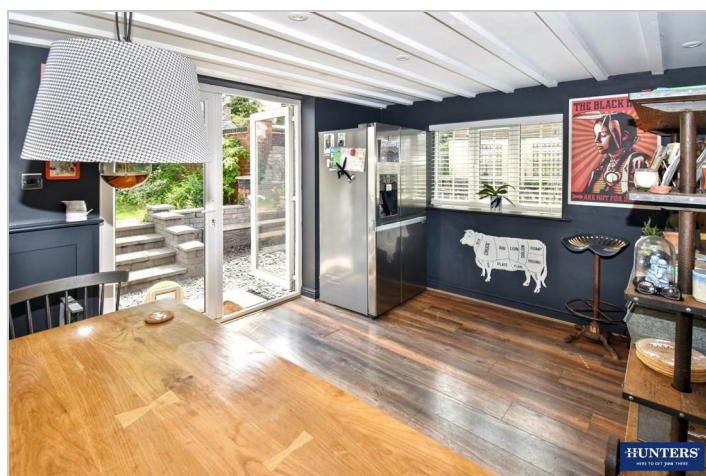
Non-coal mining area: No

Loft access: No

All information is provided without warranty. Contains

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Road Map



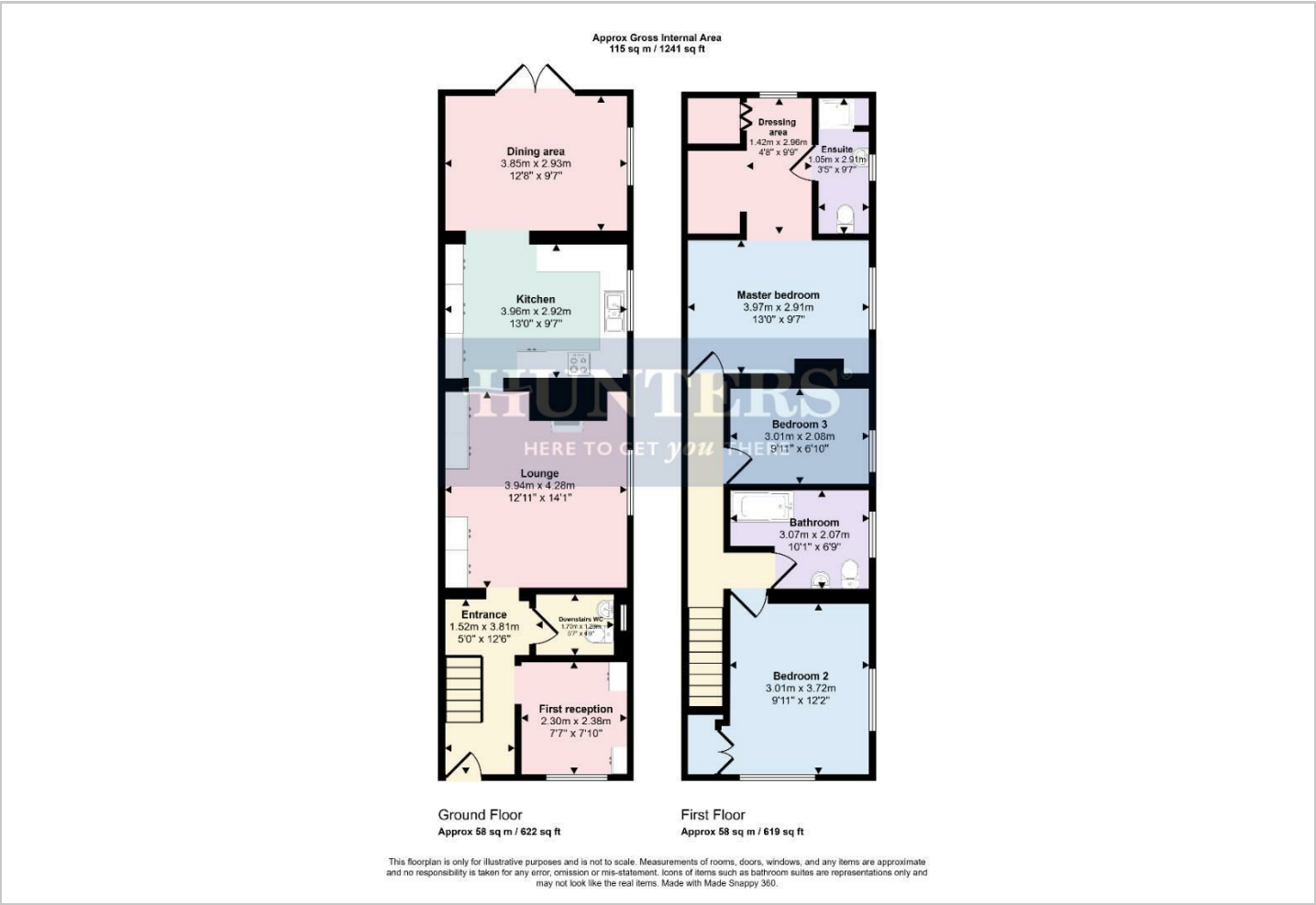
Hybrid Map



Terrain Map



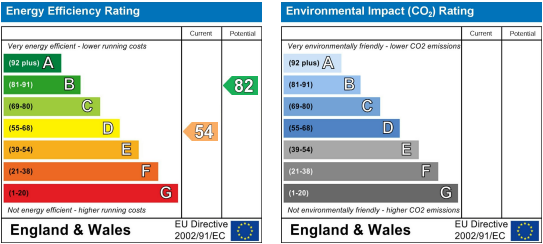
Floor Plan



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.