

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Entrance Porch

### Living Room

23'06 x 12

### Kitchen

12'04 x 8

### Dining Room

9'02 x 10'10

### Study

7'11 x 10'08

### Garage

5'10 x 8'01

### Bedroom One

8'11 x 14'06

### Bedroom Two

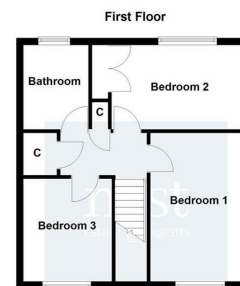
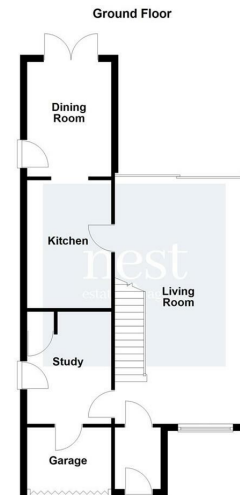
13'08 x 8

### Bedroom Three

8'02 x 11'07

### Bathroom

6'05 x 6'01



Tudor Drive, Cosby, Leicester LE9 1TU

£320,000

**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

**FREE PROPERTY VALUATION** Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

# The Story Begins

- Beautiful Semi-Detached Home
- Entrance Porch
- Spacious Living Room
- Fitted Kitchen & Dining Room
- Study Room
- Three Bedrooms
- Family Bathroom
- Stunning Garden
- Off Road Parking
- Freehold EPC-C Council Tax Band - B

# Location Is Everything

Cosby is a delightful village with a wealth of character and charm and has a brook running through the heart of the village. You can enjoy being part of the village by taking part in community events such as the annual Cosby duck race. Cosby is situated south of the city with easy connections to the city and the motorway networks. Cosby offers a wealth of local amenities including, shops ideal for day to day shopping, post office, pharmacy, restaurants, public houses, golf course and the reputable Cosby Primary School.



# Inside Story

Situated on the ever-popular Tudor Drive, this beautiful home enjoys truly stunning views from the rear garden, backing directly onto the golf course and offering a wonderful sense of privacy and open outlook.

Upon entering through the entrance porch, you are welcomed into a spacious living room, filled with natural light and featuring sliding doors that open onto the rear garden, perfectly framing the impressive views beyond.

The kitchen is fitted with a range of base and wall units and offers space for an oven and hob, along with plumbing for a washing machine. The kitchen flows seamlessly into the bright dining room, creating an ideal space for both everyday family living and entertaining. The dining room benefits from French doors leading out to the garden, as well as a convenient side door providing additional access.

Also located on the ground floor is a versatile study, which can be adapted to suit a variety of needs, whether as a home office, playroom, or additional sitting room.

Upstairs, the property offers three well-proportioned bedrooms, alongside a family bathroom comprising a bath with overhead shower, wash hand basin, and WC. Useful storage cupboards provide practical space for everyday essentials.

Externally, the rear garden truly is the heart of the home, enjoying stunning open views across the adjoining golf course, an ideal setting for relaxing or entertaining outdoors. To the front of the property, there is off-road parking and garage space, offering additional storage.

This is a fantastic opportunity to secure a home in a sought-after location with exceptional views.

