

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Hallway

Living Room

12'11 x 11'02

Kitchen/Dining Room

15'11 (max) 9'09 (min) x 19'09 (max) 8'10 (min)

Cloakroom

2'09 x 4'09

Bathroom

4'09 x 8'02

Bedroom One

10'02 x 10'04

Bedroom Two

10'02 x 8'06

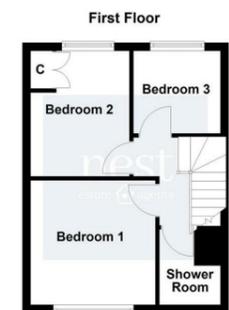
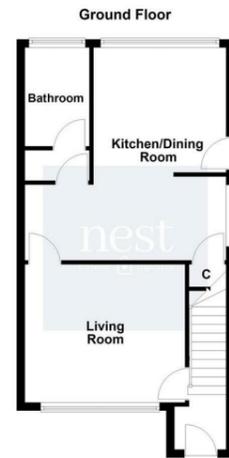
Bedroom Three

7'05 x 7'03

Shower Room

7'02 max x 5'06 max

Outbuilding



Croft Road, Cosby, Leicester LE9 1SE

£300,000

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

- Extended Semi-Detached Home
- Entrance Vestibule
- Living Room
- Open Kitchen/Dining Room
- Cloakroom
- Three Bedrooms
- Downstairs Bathroom And Upstairs Shower Room
- Outbuilding Bar And Games Room
- Enclosed Garden And Off Road Parking
- Freehold EPC - D Council Tax Band - B

Location Is Everything

Located to the south of the city, Cosby boasts excellent connections to motorway networks, making it an ideal location for commuters. The village is well-equipped with a variety of local amenities, including shops for everyday needs, a pharmacy, restaurants, public houses, an interior design gift shop, and a golf course. The highly regarded Cosby Primary School enhances its appeal, making it a great place for families. Cosby is known for its vibrant community spirit, highlighted by annual events such as the Boxing Day Duck Race and the charming "Yarn Bomb" installations that bring color and creativity to the village. The scenic Stram River running through the village provides a lovely backdrop for leisurely walks and outdoor activities. With great little shops and coffee spots, Cosby offers a warm and inviting atmosphere for both residents and visitors alike.



Inside Story

This delightful three-bedroom semi-detached home is a true gem. Offered in immaculate condition, the accommodation comprises an entrance vestibule, a living room, and an in-trend family living/kitchen area with a dining space that provides a wonderful setting for entertaining. The modern and contemporary design, thoughtfully crafted by the current owners, will give you a home you will be proud to own, while still being in keeping with the property's era.

Upon entering, you are welcomed by an entrance vestibule that sets the tone for the rest of the home. Stairs lead to the first floor, and a door opens into the inviting living room, which is perfect for relaxation or entertaining guests, featuring wood-style flooring and a window to the front aspect.

The heart of the home is undoubtedly the extended kitchen living area, which offers ample space for dining and family gatherings. Wall and base units, built in oven and appliance are a cooks delight.

This well-designed space is complemented by a practical downstairs bathroom, featuring a modern suite comprising a bath, wash hand basin, and low-level WC, enhancing the functionality of the home.

Upstairs, you will find two double bedrooms alongside a single bedroom and a modern shower room. The shower room includes a shower, back-to-wall basin, and WC.

The side entrance leads to the beautifully enclosed garden, perfect for enjoying the fresh air. This outdoor space includes a summer house, which presents a fantastic opportunity for a games room or study, complete with a bar for entertaining.

Additionally, the property boasts off-road parking at the front, accommodating multiple vehicles. This home combines comfort, style, and practicality, making it an ideal choice for families or anyone seeking a non estate position in Cosby.

