

Room Sizes

Entrance Hall
 5'11 x 7'01

Store Room
 7'02 x 7'06

Open Plan Kitchen Diner
 25'1" x 13'5" x 12'5" max

Sun Lounge
 16'00 x 10'07

Living Room
 13'07 x 12'05

Downstairs Cloakroom
 6'01 x 7'03

Hallway
 16'01 x 6'00

Boot/Utility Room
 12'09 x 12'10

Double Garage
 23'08 x 16'09

Bedroom Two
 13'09 x 10'06

Bedroom One
 14'01 x 13'02

Walk In Wardrobe
 3'02 x 9'07

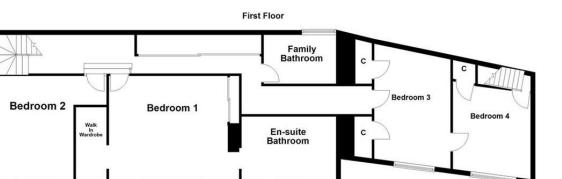
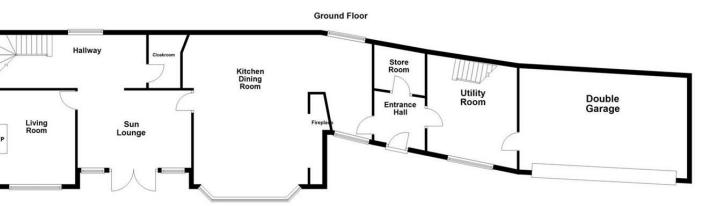
Master En Suite
 12'11 x 9'04

Landing
 26'02 x 5'11

Family Bathroom
 10'01 x 8'04

Bedroom Three
 14'04 x 13'03

Bedroom Four
 12'01 x 10'05



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

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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 Corner House, The Nook, Cosby LE9 1RQ

Price Guide £695,000

The Story Begins

- Characteristic Detached Cottage
- Entrance Hall & Store Room
- Open Plan Kitchen Diner With Open Fire
- Sun Lounge & Sitting Room
- Boot/Utility Room & Downstairs Cloakroom
- Four Double Bedrooms & Family Bathroom
- Master Bedroom With Walk In Wardrobe & En Suite Bathroom
- Drive & Double Garage
- Enclosed Walled Garden
- Council Tax Band F | EPC Rating E | Freehold

Location Is Everything

Cosby Village itself is a delightful place to live with a distinctive charm, featuring a picturesque brook complete with village ducks. This adds to the village's charm along with the creative yarn bombers who bring color and uniqueness to the area. The village hall serves as the heart of community events, offering residents opportunities to gather and celebrate together. The Bull, a popular local pub, is another focal point for social life, bringing the villagers together in a warm and welcoming environment. Also nestled in this charming village is a boutique gift shop that offers exquisite interior design pieces and homewares, adding a touch of elegance to local shopping. Community spirit is highlighted by delightful events such as the annual Cosby Duck Race, making village life both engaging and entertaining. Conveniently located to the south of the city, Cosby maintains its tranquil village atmosphere while providing easy access to urban centers and major motorway networks. The village is well-equipped with a range of local amenities that cater to daily needs, including convenient shops, a pharmacy, several restaurants, a golf course, and Cosby Primary School.



Inside Story

Nestled in the heart of the picturesque Cosby Village, this enchanting character cottage perfectly blends timeless charm with modern comfort. Tucked away up a quaint gravel drive and secured by a classic five-bar gate, this delightful home has been lovingly maintained and cared for by its current owners.

As you enter through the front door, you are greeted by a warm and inviting entrance hall. This space features a door into the storage room, and offers access to the boot room/utility and the main living areas. The heart of the home is the open plan living kitchen diner, a welcoming hub featuring a beautiful open fireplace and providing ample space for gathering with loved ones. This living area seamlessly flows into the sun-soaked lounge, filled with natural daylight and extending further into the formal sitting room with its own feature fireplace. Additional conveniences include a downstairs cloakroom and stairs leading to the first floor. Upstairs, you'll find four generously proportioned bedrooms, each offering a peaceful haven. The master bedroom boasts a walk-in wardrobe and a luxurious en suite bathroom, while the remaining bedrooms share a well-appointed family bathroom.

At the opposite end of the property, a separate staircase leads down to the boot/ utility room offering a great space for storage, wellies and coats. This space connects directly to the double garage, combining functionality with convenience and ample room to indulge in hobbies or projects.

Outside, an enclosed walled garden offers privacy, providing the perfect setting to unwind. Mature shrubs and beautifully maintained borders create a serene and picturesque backdrop, reflecting the cottage's countryside charm. This residence offers a unique opportunity to embrace village life in a lovingly restored cottage, where beauty and comfort are harmoniously intertwined. Price Guide £695,000 - £725,000

