1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Living Area
11 x 19'04

Dining Area
6'08 x 20'05 max

Kitchen
9 x 10'03

Bedroom One
9'11 min x 11'09

Bedroom Two
7'05 x 10'09

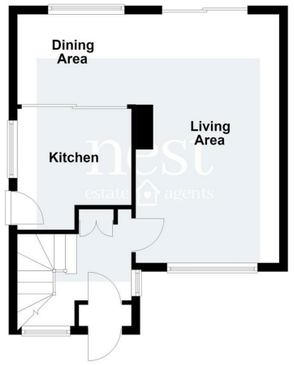
Bedroom Three
8'11 x 8'09

WC

Shower Room
6'03 x 6'01

Detached Garage

Ground Floor



First Floor

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.

Linley Green, Cosby, Leicester LE9 1UT

£289,950

The Story Begins

- Detached Home In A Sought-After Village Location
- Offered With No Upward Chain
- Spacious Living And Dining Area
- Fitted Kitchen With Ample Storage
- Two Double Bedrooms And A Further Single Bedroom
- Family Shower Room And Separate WC
- Rear Garden And Detached Garage
- Off Road Parking
- Freehold
- Energy Rating - TBC Council Tax Band - C

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

Welcome to this detached home, situated in the sought-after village and offered to the market with no upward chain.
Upon entering, the welcoming entrance hall benefits from built-in storage, providing the perfect space for coats and shoes. The spacious living room opens into the dining area, which offers plenty of room for a dining table or could alternatively be used as additional living space. Doors open out from the living & dining area onto the patio in the rear garden.
Sliding doors lead through to the kitchen, which is fitted with a range of wall and base units complemented by contrasting worktops. There is space for a fridge freezer, plumbing for a dishwasher, an oven with hob above and plenty of cupboard storage. A door from the kitchen provides access to the side of the property, leading through to the garden.
Venturing upstairs, there are two generous double bedrooms and a further single bedroom. The family shower room benefits from a walk-in shower, while the WC is conveniently located in a separate room next to the shower room.
To the rear, the garden offers a combination of lawn and patio areas, providing a pleasant outdoor space to enjoy. At the bottom of the garden is a detached garage, with gated access from the driveway providing a convenient route through to the garage.