

## Room Sizes

### Porch

### Hallway

### Living Room

22'36" x 12'01" max

### Dining Kitchen

18'8" x 8'16"

### Utility

8'10" x 5'37"

### Downstairs Shower Room

7'98" x 6'29"

### First Floor Landing

### Bedroom One

14'59" x 10'18" min

### Bedroom Two

13'9" x 7'67"

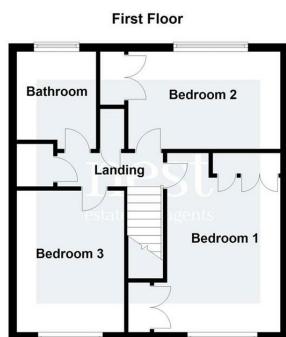
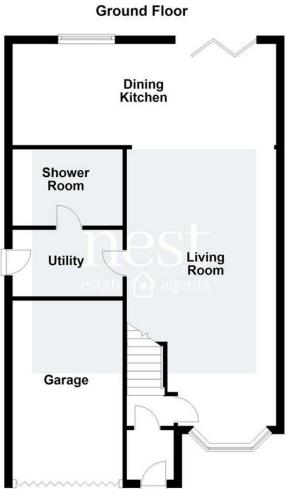
### Bedroom Three

11'62" x 8'38"

### Family Bathroom

7'64" x 6'37"

### Garage



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

Brierfield Road, Cosby, Leicester LE9 1TW

Price Guide £315,000

## The Story Begins

- Fantastic Extended Semi Detached Family Home
- Sought After Location & Cul De Sac Position With Field Views To The Front
- Porch, Hallway & Spacious Living Room
- Utility & Downstairs Shower Room
- Beautiful Dining Kitchen
- Three Double Bedrooms & Family Bathroom
- Off Road Parking, Front Garden & Garage
- Pretty Enclosed Rear Garden
- Viewing Is Essential
- EPC Rating - D, Council Tax Band - B & Freehold

## 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

This beautiful semi-detached family home is set in the ever-popular village of Cosby and has been thoughtfully extended to the rear. An internal viewing is essential to appreciate the attention to detail and the care the current owners have put into creating such a welcoming home.

To the front, the property features a garden and a driveway offering off-road parking for multiple vehicles, leading to a single garage with an up-and-over door. Step inside via the porch with its tiled flooring, which opens into the main hallway with stairs rising to the first floor.

The cosy front living room enjoys plenty of natural light from the bay window and includes a feature fireplace. From here, a door also leads through to a practical utility area offering additional storage and a courtesy door to the outside, access to a modern ground-floor shower room fitted with a low-level WC, wash hand basin, walk-in shower, and plumbing for a washing machine.

The heart of the home is the impressive dining kitchen, offering generous space for a family dining table and bi-fold doors that open out to the garden—perfect for entertaining. The kitchen is fitted with a range of white gloss wall and base units with contrasting worktops, and includes space for an upright fridge freezer, plumbing for a dishwasher, plus integrated double oven, hob and extractor.

Upstairs, there are three double bedrooms (two with built-in storage) along with a stylish family bathroom.

Outside, the rear garden is a lovely space to relax, featuring a patio ideal for al fresco dining, a lawn and a side access gate. An absolute gem awaiting a new family to call home.

