

FLOOR PLAN

DIMENSIONS

Entrance Porch
Extended Lounge Diner
33'0" x 14'4 max (10.06m x 4.37m max)

Kitchen
10'4" x 7'10" (3.15m x 2.39m)

Utility Room
16'72 max x 18'6" max (4.88m max x 5.64m max)

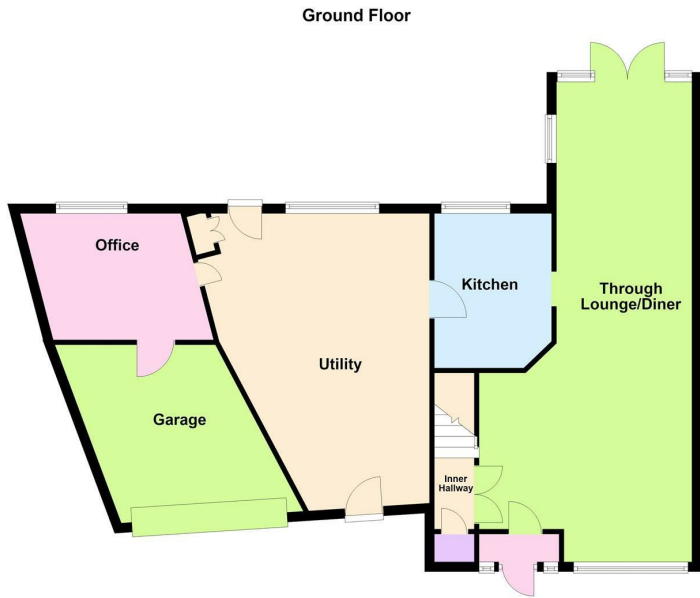
Office
10'22 x 8'7" (3.05m x 2.62m)

Bedroom One
11' max x 11'9" max (3.35m max x 3.58m max)

Bedroom Two
9'8" max x 11'2 max (2.95m max x 3.40m max)

Bedroom Three
7'1 x 7'8" (2.16m x 2.34m)

Bathroom
5'9" x 6'10 (1.75m x 2.08m)

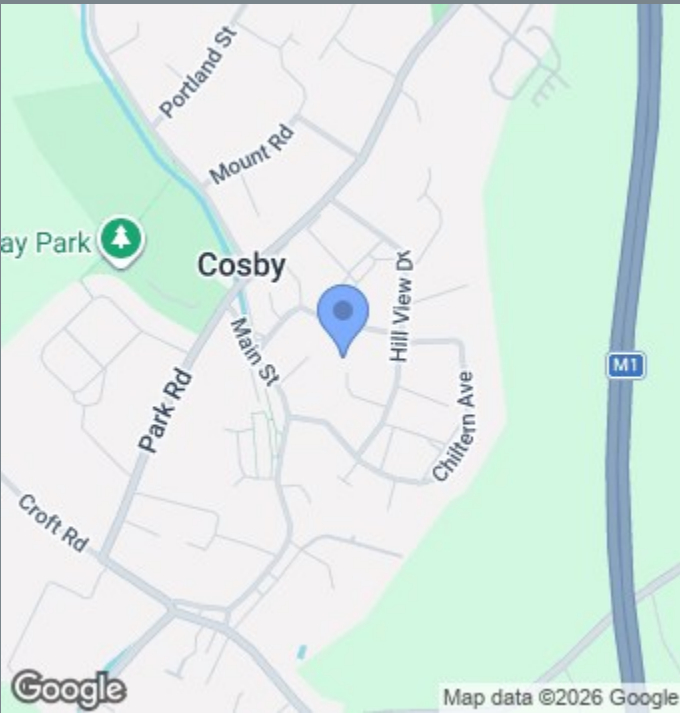


OVERVIEW

- Three Bedroom Family Home In A Cul De Sac Location
- Larger Than Average Plot
- Extended Lounge/Diner
- Fitted Kitchen
- Large Utility Room
- Office/Study
- Three Bedrooms
- Potential to Extend With Relevant Planning Permission
- Council Tax Band B, Freehold, EER Rating To Be Confirmed
- Must Be Viewed

LOCATION LOCATION....

Cosby is a highly sought-after village located in the Leicestershire countryside, offering a perfect blend of rural charm and modern convenience. Known for its strong sense of community, the village provides a range of local amenities including shops, pubs, a post office, and well-regarded schools, making it particularly popular with families. The area benefits from excellent transport links, with easy access to Leicester city centre, Fosse Park shopping centre, and major road networks including the M1 and M69, making it ideal for commuters. Cosby also offers plenty of green spaces and scenic surroundings, with nearby countryside walks and outdoor pursuits readily available, providing a peaceful village lifestyle without sacrificing accessibility.



THE INSIDE STORY

Positioned at the head of a cul de sac on a larger than average plot, this three bedroom semi detached home offers generous living space, practical additions & plenty of room for family life both inside & out. The generous plot also offers scope to extend, subject to the relevant planning permission, providing exciting potential to create a home that grows with your family. The through lounge diner creates a welcoming heart to the home, with space to bring everyone together while still allowing distinct areas for relaxing & dining. Imagine cosy evenings on the sofa, leisurely Sunday lunches or friends gathered around the table, with a layout that lends itself beautifully to everyday living & entertaining. The kitchen provides a dedicated space for preparing family favourites, while the extensive utility room is a particularly useful addition, offering room to organise laundry & keep household essentials away from the main living areas. A separate office provides a quiet retreat for working from home, studying or pursuing hobbies, giving this home the flexibility to adapt to changing needs. The storage garage adds further practicality, providing useful space for tools, bikes & those belongings that need a home of their own. Upstairs, three bedrooms offer accommodation for a growing family, with the flexibility to create a guest room or nursery, all served by the bathroom. Outside, the good size rear garden offers space for children to play, keen gardeners to make their mark & the whole family to enjoy time outdoors. An enclosed patio creates an inviting setting for summer meals, morning coffee or simply unwinding at the end of the day. To the front, parking for several cars completes this appealing home.

*** Declaration of Interest: In accordance with the Estate Agents Act 1979, we declare that the seller of this property is an employee of Nestegg Properties. ***

