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

Room Sizes

Entrance Hall

Sitting Room
12'06 x 12

Lounge
12'06 x 12

Open Kitchen, Living & Dining Room
28'06 (max) x 25'10 (max)

Utility
8'04 x 7'03

WC

Bedroom One
14'06 x 11'06

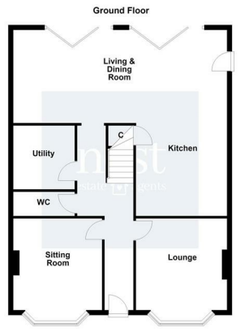
Bedroom Two
12 x 12'08

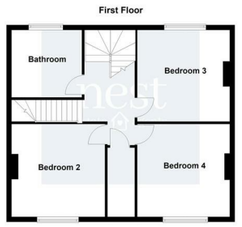
Bedroom Three
12'08 x 11'11

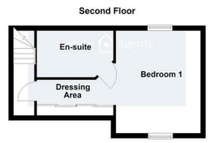
Bedroom Four
12'01 x 12'08

Bathroom
9'05 x 8'10

En-Suite
6'10 x 10'02









Narborough Road, Cosby, Leicester LE9 1TA

£675,000

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
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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

- Beautifully Refurbished And Extended Detached Victorian Home
- Two Spacious Reception Rooms With Bay Windows And Feature Fireplaces
- Impressive Open-Plan Kitchen, Breakfast Room And Bifold Doo
- Stunning Period Features Combined With Contemporary Finishes
- Three Double Bedrooms With Original Fireplaces
- Luxurious Family Bathroom With Freestanding Bath And Walk-In Shower
- Impressive Principal Suite With Dressing Area And En-Suite
- Landscaped Rear Garden With Workshop/Studio And Play Area
- Detached Garage And Private Driveway Providing Off-Road Parking
- Freehold EPC - E Council Tax Band - E

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

Beautifully refurbished and thoughtfully extended by the current owners, this exceptional detached Victorian residence seamlessly combines timeless period character with stylish contemporary living.
The welcoming entrance hall features beautiful original Victorian tiled flooring. The front-facing lounge boasts a striking bay window, original wooden flooring and a feature log burner, while a second generous reception room offers a further bay window and decorative Victorian fireplace.
The stunning open-plan kitchen and breakfast room forms the heart of the home, providing an exceptional space for family life and entertaining. Bespoke wooden cabinetry is complemented by quartz worktops, integrated appliances and a central island with Belfast sink and hot water tap. Solid oak engineered parquet flooring with underfloor heating adds warmth, while full-width bifold doors and two glazed roof lanterns flood the room with natural light and create a seamless connection to the garden. A fitted utility room and separate cloakroom complete the ground floor.
The first floor offers three generously sized double bedrooms, each retaining beautifully reinstated original fireplaces, alongside a luxurious family bathroom with walk-in shower, freestanding bath, heated towel rail and low-level sensor lighting.
The entire second floor is dedicated to an impressive principal suite, complete with bespoke fitted dressing area, useful eaves storage, and a stylish en-suite shower room.
Externally, the professionally landscaped rear garden has been designed for both family enjoyment and entertaining, featuring established lawn, patio seating areas, built-in seating and a dedicated play area. A versatile brick-built workshop/studio provides additional useful space, while a detached garage and private driveway offer valuable off-road parking. An exceptional home combining Victorian elegance, generous accommodation and contemporary family living.

