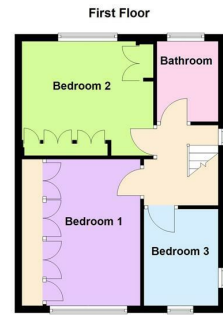


# FLOOR PLAN

- DIMENSIONS**
- Entrance Porch**
- Hallway**
- Lounge**  
11.92 max x 16.84 max (3.35m.28.04m  
max x 4.88m.25.60m max)
- Dining Area**  
5.83 x 9.67 (1.52m.25.30m x  
2.74m.20.42m)
- Kitchen**  
13.04 max x 10.67 max (3.96m.1.22m  
max x 3.05m.20.42m max)
- Conservatory**  
8.95 x 13.2 max (2.44m.28.96m x  
3.96m.0.61m max)
- Bedroom One**  
8'9 to wardrobes x 13'9 (2.67m to  
wardrobes x 4.19m)
- Bedroom Two**  
12'04 max x 10'86 (3.76m max x  
3.05m)
- Bedroom Three**  
7'04 x 7'81 (2.24m x 2.13m)
- Bathroom**



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

26 Chiltern Avenue, Cosby, LE9 1UF  
**£325,000**

## OVERVIEW

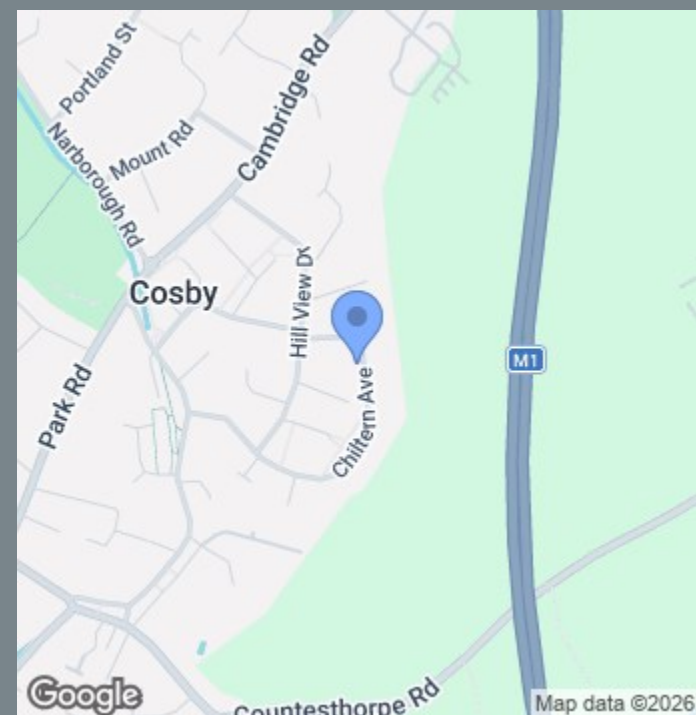
- Beautiful Family Home
- Driveway and Garage
- Generous South Facing Garden
- Lounge
- Dining Area
- Fitted Modern Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- EPC Rating D

## 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

*This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and those looking for a comfortable, modern living space. The property benefits from a private driveway and garage, providing ample off-road parking and additional storage.*

*Internally, the home features a bright and welcoming lounge, leading through to a dining area that's perfect for both everyday living and entertaining. A modern fitted kitchen offers a stylish and practical space, complimented by a delightful conservatory that overlooks the garden and provides an additional reception area filled with natural light and benefitting from underfloor heating.*

*Upstairs, there are three well-proportioned bedrooms along with a family bathroom, offering comfortable accommodation for a growing household.*

*Externally, the property truly stands out with its larger-than-average, south-facing garden with a decked seating area with external power and feature lighting—ideal for enjoying sunshine throughout the day and perfect for outdoor entertaining or family use. There is also the added benefit of a separate outside WC and a useful utility area, both with power and lighting.*

*Situated in a popular residential location, the property is conveniently close to local amenities, schools, and transport links.*

