

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

Room Sizes

Entrance Porch

Hallway

Lounge

19'04 x 10'03

Living Dining Kitchen

25'04 max x 26'08 max

Utility

6 x 9

WC

Bedroom One

11'11 x 14'02

Bedroom Two

12'07 x 9'03

Bedroom Three

8'10 x 10'10

Bedroom Four

7'09 x 7'07

Bathroom

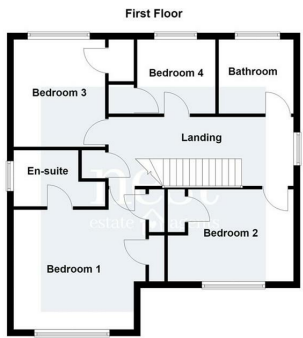
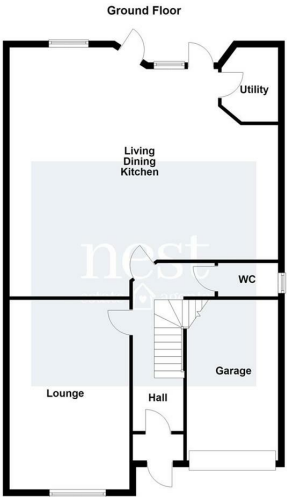
8'08 x 7'08

En-Suite

6'03 x 5'06

Garage

15'9 x 8'1



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.



Park Road, Cosby, Leicester LE9 1RN

£495,000

The Story Begins

- Extended Four Bedroom Detached Family Home
- Sought-After Village Location
- Stunning Open-Plan Living Dining Kitchen
- Spacious Lounge With Bay Window And Gas Fire
- Integrated Kitchen With Breakfast Bar And Velux Windows
- Principal Bedroom With En-Suite Shower Room
- Three Further Bedrooms And Family Bathroom
- Block-Paved Driveway And Integral Garage
- Landscaped Rear Garden With Patio And Secret Garden Area
- Freehold EPC - C 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

This exceptional family home combines generous living space, stylish presentation and a desirable village setting, making it an ideal choice for growing families.

An internal viewing is essential to fully appreciate the generous accommodation, quality of finish and attractive landscaped gardens.

The property welcomes you via an entrance porch leading into a spacious entrance hall, with a convenient cloakroom/WC. To the front of the home is an elegant lounge featuring a bay window and a stylish gas fireplace, providing a cosy yet spacious reception room.

The true focal point of the home is the impressive open-plan living, dining and kitchen space, created by extending and opening up the original dining room and kitchen. This stunning family area is fitted with a comprehensive range of contemporary wall and base units, quality integrated appliances, a breakfast bar, tiled flooring and Velux roof windows, while large rear windows and doors flood the room with natural light and provide seamless access to the private rear garden. A useful utility lobby is located just off the kitchen, with an external door to the garden.

To the first floor, a generous landing provides access to four well-proportioned bedrooms, each benefiting from built-in storage. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property boasts an attractive block-paved driveway providing ample off-road parking and leading to an integral single garage. Gated side access leads to the beautifully landscaped rear garden, featuring an extensive patio ideal for outdoor entertaining, well-stocked borders, a low-maintenance artificial lawn and a charming secluded 'secret garden' to the rear.

