

Room Sizes

Entrance Hall

WC

2'04 x 5'08

Living Room

11'11 x 16'10

Kitchen/Dining Room

16'10 max x 19'07 max

Bedroom One

10'10 x 13'09

Bedroom Two

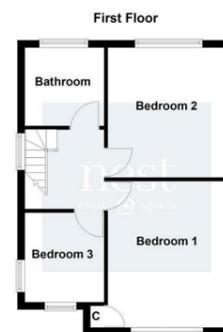
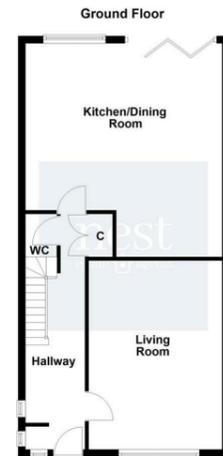
10,10 x 12'03

Bedroom Three

7'01 x 8'01

Bathroom

6'02 x 7'05



Chiltern Avenue, Cosby, Leicester LE9 1UF

£339,950

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.

The Story Begins

- Wonderful Renovated Semi-Deatched Family Home
- Entrance Hall
- Living Room
- Downstairs WC
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Shared Family Bathroom
- Enclosed Garden & Off Road Parking
- No Upward Chain
- Freehold EPC - C Council Tax Band - C

Location Is Everything

Located to the south of the city, Cosby boasts excellent connections and motorway networks. The village is well-equipped with a variety of local amenities, including shops for everyday needs, a pharmacy, restaurants, public houses, interior design gift shop and a golf course, and the highly regarded Cosby Primary School, making it an ideal place for families and individuals alike.



Inside Story

Introducing a delightful three-bedroom semi-detached house, offered for sale with no upwards chain. This beautifully renovated home has been meticulously designed to provide a modern and inviting living space that perfectly blends style and functionality.

As you step inside, you are greeted by a bright and airy hallway that leads into a spacious living room, bathed in natural light. The property features a convenient downstairs WC and a practical cupboard plumbed for a washing machine or tumble dryer, catering to your everyday needs.

The heart of this home is undoubtedly the stunning open-plan kitchen and dining area, complete with a center island. This delightful living kitchen is perfect for both everyday meals and entertaining, featuring built-in appliances, including a fridge, freezer, and dishwasher, making meal preparation a true pleasure. The bifold doors effortlessly connect the indoor space to the outdoor garden, creating an ideal setting for gatherings or simply enjoying the fresh air.

Upstairs, you will find two generously sized double bedrooms and a single bedroom, providing ample space for family or guests. The well-appointed family bathroom has a three piece suite comprising of a bath with shower over, vanity wash hand basin and low level wc.

The enclosed garden is a lovely feature of this property, offering a wonderful mix of patio and grass areas, perfect for outdoor relaxation or play. Additionally, side access to the garden enhances convenience.

This charming home on Chiltern Avenue is perfect for those seeking a blend of modern living and comfort in a desirable location. Don't miss the opportunity to make this delightful property your own. Offered for sale in move in condition.

