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ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room
18'01 max x 17'03 max

Kitchen
13'05 x 9'10

Dining Room
8'04 x 8'02

Play Room
9'06 x 7'01

Office
7'03 max x 9'03

Utility / Shower Room
6'05 x 6'05

WC
3'03 x 6'05

Bedroom One
15'07 x 9'04

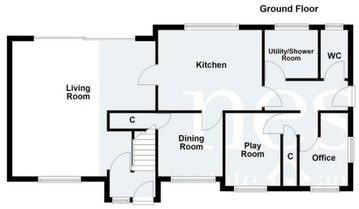
Bedroom Two
10'09 x 10'03

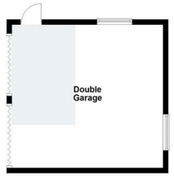
Bedroom Three
10 x 10

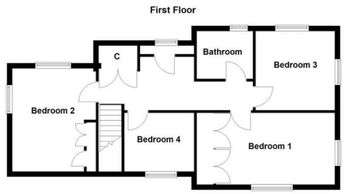
Bedroom Four
7 x 8'10

Bathroom
6'05 x 7'04

Double Garage
18 x 19







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?
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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.

Kingsfield Road, Cosby, Leicester LE9 1SW

£730,000

The Story Begins

- Sought-After Cosby Location On The Settlements With No Upward Chain
- Spacious Living Room And Sliding Doors Opening Onto The Rear Garden
- Fitted Kitchen With Garden Views & Separate Dining Room
- Versatile Ground Floor Accommodation Including A Playroom & Home Office
- Four Well-Proportioned Bedrooms, With Built-In Wardrobes To Bedrooms One And Two
- Family Bathroom Featuring A Four-Piece Suite
- Impressive Rear Garden Extending To Approximately 0.6 Acres
- Double Garage With Electric Up-And-Over Doors, Power, Lighting And Loft Storage
- Private Frontage With Ample Off-Road Parking For Multiple Vehicles
- Freehold EPC - C & Council Tax Band - F

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

Occupying an impressive plot of approximately 0.6 acres in the highly regarded and sought-after Settlements. This detached family home comes to the market with no upward chain and offers an excellent opportunity to create a wonderful long-term family residence. The entrance hall leads to a spacious and light-filled living room, complete with an open fire place and sliding patio doors overlooking the impressive rear garden. The fitted kitchen offers a range of wall and base units, tiled splashbacks, an integrated oven and grill, gas hob with extractor, plus space for a fridge freezer and dishwasher. A separate dining room with under-stairs storage provides an ideal space for entertaining.

The ground floor also benefits from a versatile playroom, separate home office, utility room with sink, washing machine and tumble dryer space, shower cubicle, and a convenient separate downstairs WC.

Upstairs, there are four well-proportioned bedrooms, with built-in wardrobes to bedrooms one and two. The family bathroom features a four-piece suite comprising a bath, wash hand basin, bidet and WC, while additional storage cupboards are located on the landing.

Set on an impressive plot of approximately 0.6 acres, the generous rear garden is mainly laid to lawn with a large patio area, creating the perfect space for outdoor entertaining and family life. It also offers excellent potential to extend, subject to the necessary planning permissions, and benefits from access to the rear and both sides of the property.

A double garage with two up-and-over doors, side access, power, lighting and loft storage provides excellent practicality. To the front, the property enjoys a private setting behind mature hedging with ample off-road parking for multiple vehicles.

Early viewing is highly recommended to appreciate the space, plot and potential this fantastic family home has to offer.