

Connells

Croft Road
Cosby Leicester

Croft Road
Cosby Leicester LE9 1SF

for sale
£250,000







Property Description

Cosby is a village located to the south of Leicester. It is first recorded as "Cossebi" in the Domesday Book in 1086. The Parish church is the 14th century St Michael and All Angels'. It also has Methodist and Baptist churches. There are two schools - Cosby Primary School and independent Brooke House Day School. Cosby has football, rugby and cricket teams which all participate in Leicestershire's sporting leagues.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This semi-detached property is located in the village of Cosby. It benefits from two bedrooms, a large bathroom, a spacious lounge and kitchen with utility area. There is a large rear garden and off road parking. Viewing is highly recommended!

Lounge

There is a door and window to the front of the property, stairs rising to the first floor and door through to the kitchen.

Garden Room

With double glazed French doors to the rear, double doors to the front and door from the lounge.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, Range oven with cooker hood over, plumbing for a washing machine, tiled flooring, double glazed window to the side of the property, arch through to the utility area and door to the rear porch.

Utility Area

There are base units, work surfaces and window to the side of the property.

Rear Porch

There are window to the rear and side, tiled flooring and a door to the rear garden.

First Floor Landing

With stairs rising from the lounge.

Bedroom One

With a double glazed window to the front of the property and central heating radiator.

Bedroom Two

With double glazed windows to the front and rear of the property and central heating radiator.

Bathroom

There is currently a shower cubicle, wc, cupboard, chrome towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is off road parking with mature hedging.

The rear garden has patio areas with mature trees and access to a brick built shed and outside w.c.

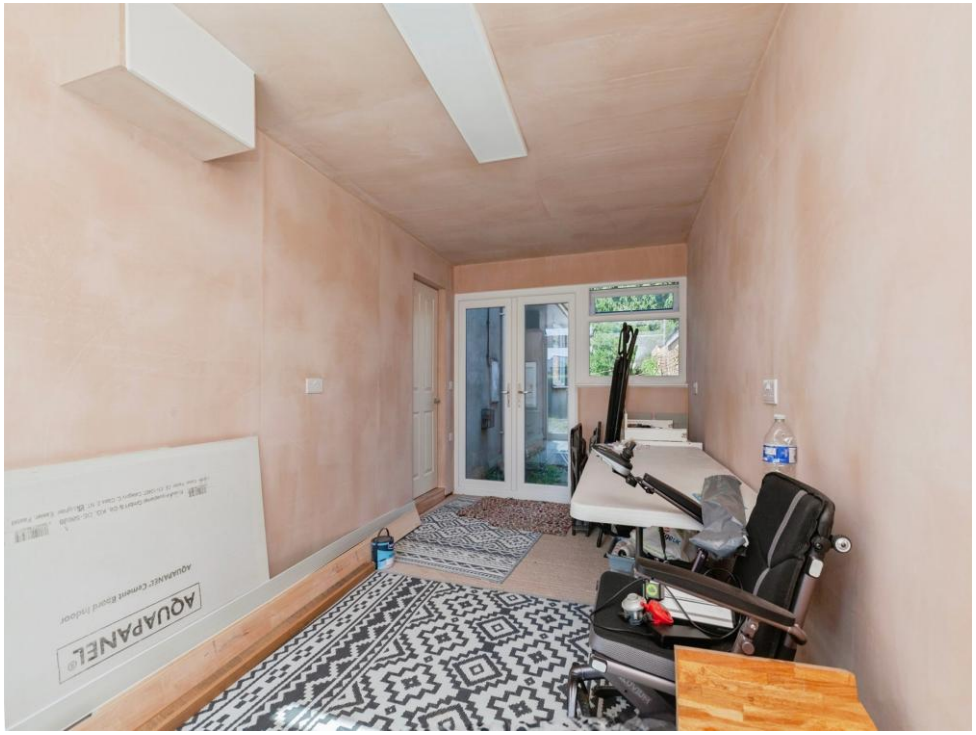











AQUAPANEL







Total floor area 109.5 m² (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Leicester Road, at the roundabout take the first exit onto Blaby Bypass. Continue along and at the roundabout turn right onto Grove Road. Continue straight ahead onto Cambridge Road to the village of Cosby. At the 'T' junction turn right onto Croft Road where the property is located and can be identified by our Connells For Sale board.

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310055

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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