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ESTATE AGENTS

Room Sizes

Hallway

Downstairs WC
5 x 2'10

Living Room
17 x 13'10

Dining Room / Family Room
16 x 10'11

Dining Kitchen
17 min x 17

First Floor Landing

Bedroom One
13 x 12

En-Suite
7 x 4'10

Bedroom Two
12 x 11

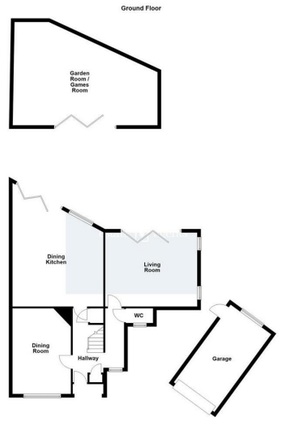
Bedroom Three
10'11 x 9'10

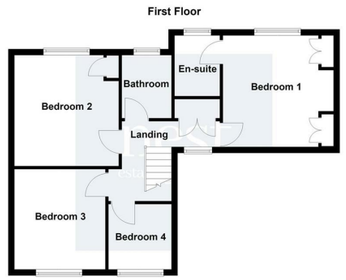
Bedroom Four
7'11 x 7

Bathroom
6'10 x 5'11

Garage

Garden Room







Malvern Crescent, Cosby, Leicester LE9 1UX

Offers Over £425,000

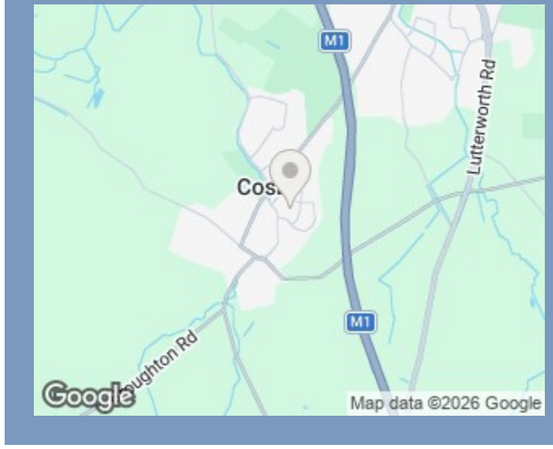
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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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 Extended Semi Detached Home
- Deceptive Accommodation - Perfect For Family Living
- Generous Garden & Garden Room / Games Room
- Hallway & Downstairs WC
- Dining / Family Room & Living Room With Bi fold Doors
- Fabulous Fitted Dining Kitchen With Bi Fold Doors
- Four Bedrooms, Family Bathroom & En-Suite Shower Room
- Driveway For Several Vehicles & Garage
- Freehold
- Awaiting Energy Rating & Council Tax Band B

Location Is Everything

Cosby is a charming Leicestershire village, full of character and community spirit, with a picturesque brook running through its heart. Residents enjoy a vibrant village atmosphere, with popular annual events including the Cosby Duck Race and the colourful Yarn Bomb, making it a wonderful place to call home.
Situated to the south of Leicester, Cosby offers excellent access to the city centre and the motorway network, making it ideal for commuters. The village boasts an excellent range of amenities, including local shops for everyday essentials, an award-winning fish and chip shop, restaurants, traditional public houses, pharmacy and an 18-hole golf course. Families are well served by the highly regarded Cosby Primary School, with a choice of well-respected secondary schools within easy reach.











Inside Story

A fabulous extended semi-detached family home, tucked away in a cul-de-sac within the highly sought-after village of Cosby. Deceptive from the front, this wonderful property offers much more than first meets the eye, including a generous corner plot garden and beautifully presented accommodation. An internal viewing is essential to appreciate the space and versatility on offer. An ideal home for growing families.

The welcoming entrance hallway provides access to the first floor and a useful downstairs WC. The cosy living room features a balanced flue fireplace and bi-fold doors, creating a lovely space to relax. To the front, the separate dining room offers excellent flexibility and could equally serve as a family room, playroom or guest bedroom.

The kitchen is a real highlight, beautifully bright and enhanced by bi-fold doors and a striking sky lantern, allowing natural light to flood the room. There is an excellent range of fitted units with work surfaces over and a central island. The kitchen is fully equipped with two double ovens, a five-burner induction hob with extractor, dishwasher, washing machine, tumble dryer and fridge freezer.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own refitted en-suite, while the family bathroom has also been updated with a stylish modern suite.

Outside, the rear garden is a real gem. A paved patio provides the perfect setting for outdoor dining, stepping down to an extensive lawn bordered by mature shrubs and trees. There is also a side gate and courtesy door providing access to the garage.

Adding further versatility is the purpose-built garden room, currently arranged as a games room and bar. Complete with air conditioning / heating, bi-fold doors and a monocouche rendered exterior to complement the main extension, this fantastic additional space could be adapted to suit a variety of needs, whether as a home office, gym, entertaining space or hobby room.



