

FLOOR PLAN

DIMENSIONS

Porch
4'9 x 6'5 (1.45m x 1.96m)

Lounge
16'4 x 14'11 (4.98m x 4.55m)

Dining Kitchen
13'10 x 15' (4.22m x 4.57m)

Garden Room
7'5 x 9'10 (2.26m x 3.00m)

Utility/Home Office
5'8 x 5'6 (1.73m x 1.68m)

Bedroom Four/Play Room
15'01 x 7'2 (4.60m x 2.18m)

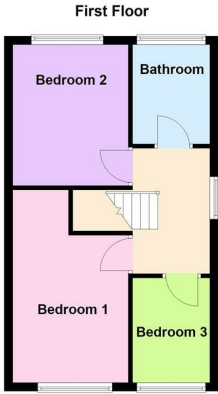
Landiong

Bedroom One
14'11 x 8'9 (4.55m x 2.67m)

Bedroom Two
10'11 x 8'8 (3.33m x 2.64m)

Bedroom Three
9'1 x 5'11 (2.77m x 1.80m)

Bathroom
7'7 x 5'11 (2.31m x 1.80m)



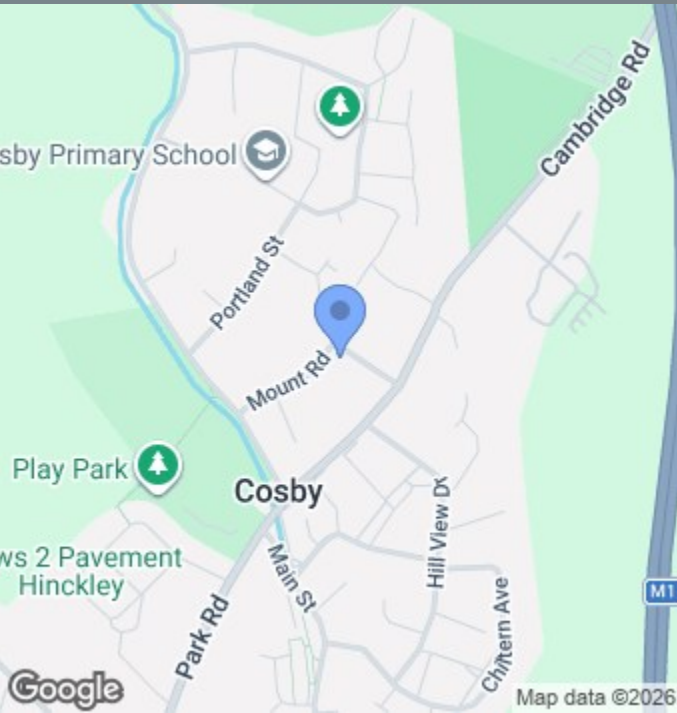
15 Mount Road, Cosby, Leicestershire, LE9 1SX
Offers In Excess Of £325,000

OVERVIEW

- Stunning Family Home
- Fabulous Village Location
- Spacious Lounge
- Dining Kitchen & Garden Room
- Ground Floor Bedroom/Home Office
- Three Bedrooms & Family Bathroom
- Driveway & Garage Storage, Electric Charger
- Beautiful Garden & Summer House
- Viewing Is Essential
- EER, tbc, Freehold, Tax Band - C

LOCATION LOCATION....

Mount Road enjoys a lovely position within the sought-after village of Cosby, a charming & friendly community surrounded by Leicestershire countryside yet wonderfully convenient for everyday life. The village has an excellent range of amenities, with local convenience stores, independent shops, butchers, a farm shop, pharmacy with Post Office, cafés, restaurants & traditional pubs, while nearby Blaby provides further shopping and Fosse Park is within easy reach for a much wider choice of retail, dining & leisure. Families are particularly well catered for with Cosby Primary School located within the village, while secondary schooling can be found in neighbouring Countesthorpe. At the heart of village life is Victory Park, offering open green space, sports pitches & a children's play area, alongside the village hall & community-run library, with numerous clubs, groups & events creating a wonderful sense of community. Cosby is perhaps best known locally for its fantastic village events, including the colourful annual Yarn Bomb and much-loved Duck Race, which really showcase its community spirit. There are also plenty of footpaths & countryside walks to enjoy when you fancy escaping into the fresh air. For commuters, regular bus services connect Cosby with Leicester, Blaby, Lutterworth & Fosse Park, while Narborough railway station is approximately two miles away, providing services towards Leicester & Birmingham. Excellent road links also make the M1, M69, Leicester city centre & surrounding villages easily accessible. With its blend of village charm, excellent amenities, green spaces, schooling & strong community spirit, Mount Road offers a wonderful setting for family life.



THE INSIDE STORY

A stunning detached family home offering beautifully presented & wonderfully versatile accommodation, perfectly suited to modern family life. With a newly fitted kitchen, flexible ground floor rooms & a lovely garden designed with both relaxing & entertaining in mind, this is a home with space to grow into & enjoy. The entrance porch welcomes you inside, leading through to the lounge, a comfortable & inviting room with a window overlooking the front & a feature fireplace creating a lovely focal point. The newly fitted kitchen is a real highlight, offering an excellent range of cabinetry providing plenty of storage & preparation space, together with an induction hob & convenient hot water tap. There is ample room for a table & chairs, making this a natural hub of the home for everything from quick breakfasts before school to relaxed family meals. An opening leads seamlessly through into the garden room, creating a wonderful sense of space & providing the perfect place to sit back with a coffee while enjoying views across the garden. The ground floor continues to impress with an office/utility space, ideal for those working from home while also providing useful additional storage & practicality. A further versatile room can be adapted to suit individual needs – perhaps as bedroom four for guests or older children, a play room, hobby room or an additional home office. Upstairs, the landing leads to three bedrooms, providing comfortable family accommodation, together with the family bathroom. Outside, a driveway provides off-road parking, while the garage offers useful storage space. To the rear is a lovely garden which has been thoughtfully arranged with separate seating areas, allowing you to follow the sunshine throughout the day, enjoy alfresco dining or simply find a quiet corner to unwind. A summer house provides another fantastic addition, whether used for entertaining, hobbies, a peaceful retreat or simply extra space away from the main house.

