

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

Room Sizes

Entrance Hall

Kitchen

15 x 11'04

Living Room

10'08 x 14'10

Bedroom One

8'05 x 14'11

Bedroom Two

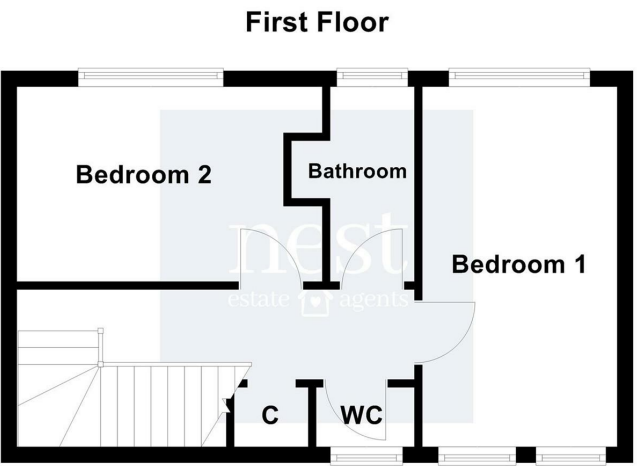
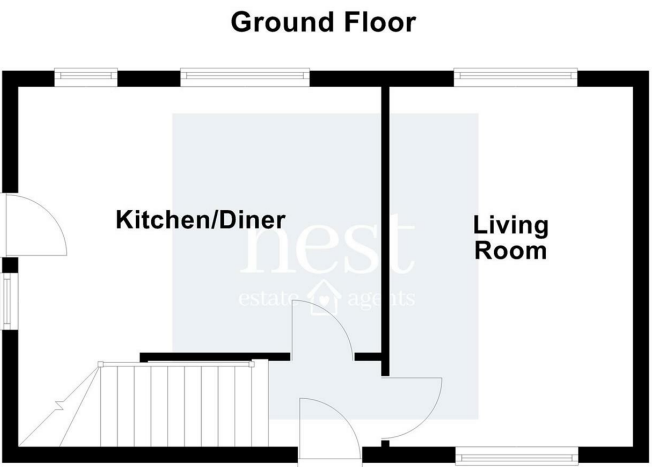
8'10 x 12'07 max

Bathroom

8'08 x 4'07

WC

2'11 x 4'08



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.

Lady Leys, Cosby, Leicester LE9 1RJ

Price Guide £219,950

The Story Begins

- Semi-Detached Home Positioned In Cosby
- Entrance Hall
- Fitted Kitchen/Diner
- Living Room
- Two Double Bedrooms
- Bathroom And Seperate WC
- Garden
- Detached Garage
- Off Road Parking - Price Guide £219,950 - £229,950
- Freehold EPC Rating - C Council Tax Band - A

Location Is Everything

Set on a corner plot, this property on Lady Leys is situated in one of the most sought-after villages. Cosby is a village brimming with character and charm, featuring a picturesque brook that flows through its heart. Residents can immerse themselves in the community by participating in local events, such as the annual Cosby duck race. 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

This home is set on a fabulous plot, and subject to local planning consent it would be perfect for extensions possibilities. Upon entering, you are greeted by a entrance hall with stairs leading to the first floor. The bright lounge has wood effect flooring. The fitted kitchen diner is a notable highlight, offering ample space for gatherings, making it the heart of the home. There are wall and base units, plumbing for a washing machine, built in oven and hob. The space for a dining table is perfect for family and friends to sit and have dinner. Ascending to the first floor, you will find two double bedrooms, each providing a peaceful retreat for rest and relaxation. The bathrooms has a three piece suite comprising of a bath, with shower over wash hand basin and a separate toilet. Externally, the garden wraps around the property, predominantly laid to lawn, creating a lovely outdoor space ideal for children to play or for hosting summer barbecues with friends. The inclusion of off-road parking and a garage adds practicality.

This home is perfect for families or professionals who desire a village lifestyle while remaining within easy reach of Leicester's vibrant amenities. With its spacious accommodation and attractive features, this property is a wonderful opportunity not to be missed. Price Guide £219,950 - £229,950

