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ESTATE AGENTS

Room Sizes

Entrance Hallway

Open Plan Living, Dining & Kitchen
24'07 x 22

Lounge
12'04 x 10'03

Dining Room / Home Office
9'06 x 13'01

Utility Room
12'08 x 5'07

WC

Bedroom One
10'04 x 12'01

Walk In Wardrobe - Bedroom One

En-Suite - Bedroom One
7'01 x 6'04

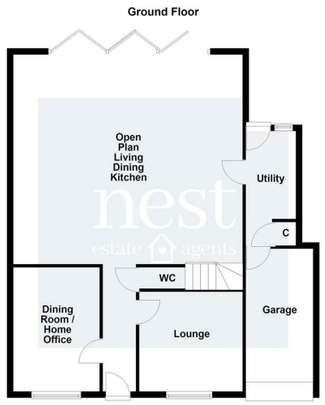
Bedroom Two
15'08 x 11'09

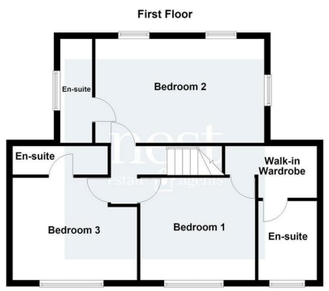
En-Suite - Bedroom Two
3'02 x 11'07

Bedroom Three
9'06 x 13'08

En-Suite - Bedroom Three
10'01 x 3'03

Garage
7'04 x 15'05





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.

The Old Cross Key Main Street, Cosby, LE9 1UU

Offers Over £550,000

The Story Begins

- A beautifully updated Georgian home in the heart of Cosby Village. Set in a lovely position overlooking the brook.
- Stylish interiors blend modern finishes with period charm.
- Entrance Hall, With Coat Hooks and Shoe Storage. Downstairs Cloakroom.
- The sitting room is a warm and inviting space, beautifully presented and perfect for relaxing or entertaining.
- A separate dining room provides flexibility as a study, snug or fourth bedroom.
- The impressive open-plan kitchen and living area is filled with natural light a great space.Bi-fold doors create a seamless connection between the living space and rear garden. Utility Room.
- Three generous double bedrooms each benefit from their own en-suite shower room.
- A private walled garden with lush planting and peaceful seating areas.
- On Road Parking & Garage.
- Freehold - Council Tax Band (Blaby Council) EPC Rating tbc Guide Price £550,000 - £575,000

Location Is Everything

Located in the heart of Cosby village, a few steps away from the brook that runs through the village centre. Almost a stone's throw from fabulous coffee shops, the local pub and an interior design boutique. Cosby is a delightful village with a wealth of character and charm. You can enjoy being part of the village by taking part in community events such as the annual Cosby duck race and the yarn bomb. Cosby is situated south of Leicestershire 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, a golf course and the reputable Cosby Primary School. Guide Price £550,000 - £575,000

Inside Story

This superb Georgian home stands proudly in the heart of Cosby Village, overlooking the brook. Having been completely refurbished throughout the property now offers a stunning blend of period character and contemporary living, creating a truly impressive home.
The accommodation begins with a welcoming entrance hall, with doors leading to the ground floor living spaces and stairs rising to the first floor. To the front of the property is a charming sitting room ideal for relaxing, while a separate formal dining room provides an elegant space for family meals and entertaining. This room could also be used as a fourth bedroom/ home office or snug, depending on your family requirements.
The real showpiece of the home is the spectacular open-plan living kitchen designed with modern family life in mind. This impressive space offers plenty of room for a sofa, dining table and chairs, making it the perfect social hub of the home. A striking ceiling lantern allows natural light to flood the room, while bi-fold doors open directly onto the garden, creating a wonderful connection between indoor and outdoor living.
The kitchen area has been beautifully refitted with a stylish range of units and work surfaces, providing both practicality and visual appeal. There is ample space for appliances and entertaining, making this a true wow-factor room. The island creates a seating area and also workspace for cooking up a treat.
To the first floor, the landing gives access to three double bedrooms, each benefitting from its own en-suite shower room. The principal bedroom offers a luxurious private space, and enjoys the additional benefit of a walk-in wardrobe/dressing area which could also be used as a nursery, leading through to its own en-suite.
Externally, the property continues to impress. The rear garden has been thoughtfully landscaped to create a beautiful and peaceful outdoor space, featuring pretty flower beds, winding pathways, laid to lawn. Do not miss this fabulous home.