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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Living Area

11'10 x 16

### Kitchen/Dining Area

17'04 max x 13'06 max

### Utility

6'01 x 6'01

### Bedroom One

11'10 x 10'01

### Bedroom Two

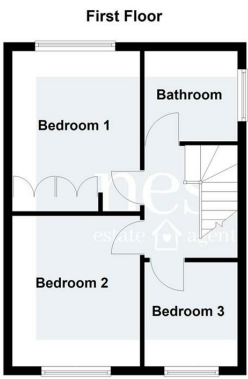
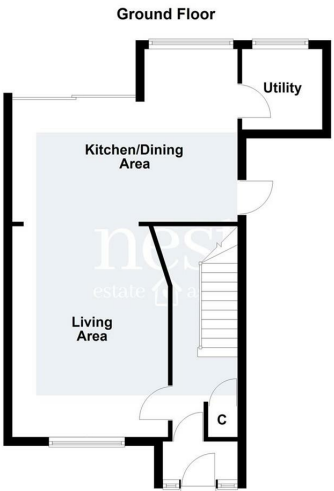
10'11 x 11'04

### Bedroom Three

7'01 x 7'11

### Bathroom

5'10 x 6'11



Chiltern Avenue, Cosby, Leicester LE9 1UF

£300,000

**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

**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 Story Begins

- Wonderful Semi Detached Home
- Entrance Hall
- Family Living Kitchen Diner
- Bright Lounge
- Three Bedrooms
- Family Bathroom
- Enclosed Garden Mainly Laid To Lawn
- Drive Providing Off Road Parking
- Popular Village Location
- Freehold EPC Rating - C Council Tax Rating - B

# Location Is Everything

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

Welcome to this lovely semi-detached family home on the highly sought-after village of Cosby. Stylishly presented and thoughtfully laid out, this property offers the perfect blend of comfort and contemporary living—ideal for modern family life.

Step inside via the welcoming entrance hall, where stairs rise to the first floor. The heart of the home is the spacious open-plan living kitchen, fitted with a generous range of wall and base units to provide excellent storage. Integrated appliances include an oven and hob, complemented by a distinctive ceiling-suspended extractor. There is also space for an American-style fridge freezer. The kitchen area features tiled flooring, flowing into a dining space with wood-effect flooring—perfect for a family table. Patio doors open out to the rear garden, bringing in plenty of natural light, with an additional side door for convenience.

The lounge is bright and airy, enhanced by stylish wood-effect flooring and a large window that floods the room with daylight. A feature fireplace creates a warm, inviting focal point—ideal for relaxing evenings. Upstairs, there are three well-proportioned bedrooms, offering flexibility for family living, guests, or home working. The main bedroom benefits from a feature panelled wall and built-in wardrobes. Completing the first floor is a modern, well-finished bathroom comprising a bath with shower over, wash hand basin and low-level WC, with attractive tiling.

Outside, the property enjoys a block-paved driveway providing off-road parking. The rear garden is a real highlight—mainly laid to lawn with a pleasant patio area, perfect for entertaining, dining outdoors, or simply enjoying the fresh air.

A wonderful home in a fantastic village location—early viewing is highly recommended.

