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

nest
ESTATE AGENTS

Room Sizes

Hallway
9 max x 8 max

Downstairs WC
5 x 3

Living Room
14 x 11'10

Dining Room & Family Room
22 x 10'9 max

Breakfast Kitchen
15 max x 15 max (7 min)

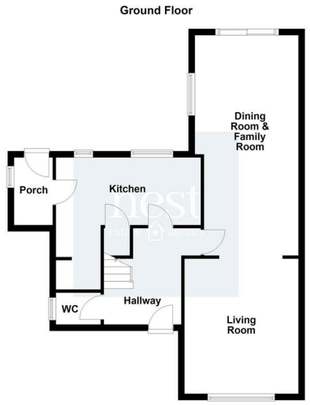
Rear Porch

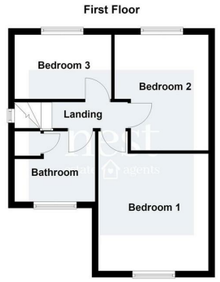
First Floor Landing

Bedroom One
13 max x 11'10

Bedroom Two
11'11 x 9 max

Bedroom Three
10 x 7







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.

Mount Road, Cosby, Leicester LE9 1SX

Offers Over £300,000

The Story Begins

- 1950's Extended Semi Detchaed Family Home
- Ample Potential For Further Extension
- Wonderful & Generous Garden
- Hallway & Downstairs WC
- Living Room & Breakfast Kitchen
- Dining Room & Family Room
- Three Bedrooms & Bathroom
- Driveway & Garage
- Awaiting Energy Rating
- Freehold & Council Tax Band C (Blaby District Council)

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

This much-loved Cosby home has real appeal. Set on a generous plot in this popular village, the extended three-bedroom semi-detached home has been lovingly cared for and offers a lovely opportunity to update the interiors to your taste. There's also scope to extend further, subject to the necessary permissions.
Mature hedging frames the pretty frontage, and a driveway leads to a single garage with an up-and-over door. Inside, the spacious entrance halls leads to ground floor rooms, a handy downstairs WC and stairs to the first floor. The front living room is a cosy spot to unwind with an open fireplace and log burner.
The family dining room has been extended offering an area for a dining table with ample space for a play area or additional living space with a fantastic view of the mature garden. On warmer days, slide open the doors and take the gathering straight out onto the patio.
The kitchen diner overlooks the garden and offers a practical layout to build on when you're ready to make it your own. It has wall and base units, contrasting worktops, a sink with drainer, plumbing for a washing machine and space for a cooker. An inner lobby offers a space for coats, muddy boots and additional access to the back garden
Upstairs, there are three well-proportioned bedrooms and a family bathroom with a bath, wash hand basin and WC.
The rear garden is the real showstopper. There's a patio for lunch outside, a generous lawn with room for children to play, and mature trees and shrubs that give it a wonderfully secluded feel. The photographs only tell part of the story. We'd love to show you round so you can see the garden for yourself and picture how this home could work for your family.This home is not to be missed.



