

## Room Sizes

### Entrance Hall

#### WC

6'5" x 3'1

### Kitchen/Diner

12'1" x 13"

### Lounge

16'9" x 11'8"

### Bedroom One

12'9" x 13'6"

### En-Suite

8'5" x 3"

### Bedroom Two

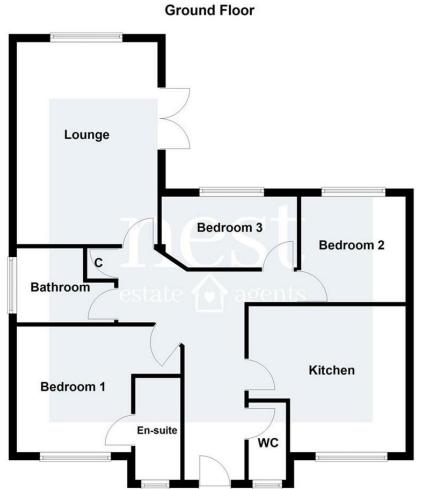
8'9" x 11'5"

### Bedroom Three

7'7" x 9'2"

### Bathroom

6'2" x 8'1"



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)

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**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.

Main Street, Cosby, Leicester LE9 1UU

New Price £450,000

# The Story Begins

- Beautiful Detached Bungalow Set In Cosby Village
- Entrance Hallway & Cloakroom
- Fitted Dining Kitchen
- Spacious Lounge
- Three Bedrooms
- En Suite To Master Bedroom
- Bathroom
- Well Maintained, Enclosed Garden
- Private Drive With Off Road Parking And Detached Double Garage
- Freehold EPC Rating- C Council Tax Band- D

## Location Is Everything

Location is everything, and this wonderful bungalow on Main Street 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 wonderful detached bungalow is a true gem, offering spacious living, modern amenities, and a serene outdoor space. As you step inside, you are greeted by a spacious entrance hall that provides access to all rooms, creating a seamless flow throughout the home. Convenience is key with a cloakroom that includes a WC and wash hand basin.

The heart of the bungalow is the bright and airy kitchen diner, featuring a range of wall and base units, along with a built-in double oven, hob, and extractor. There are integrated appliances for both a dishwasher and washing machine, making everyday tasks effortless and a built in fridge & freezer. The kitchen sink offers a pleasant view over the green area to the front, and there is ample room for a dining table, enhanced by a tiled flooring.

The inviting lounge boasts French doors that beautifully connect the indoors with the outdoors, flooding the space with natural light and providing a picturesque view of the garden. A feature fireplace adds a touch of warmth and character to this delightful living area.

The bungalow offers three well-proportioned bedrooms, comprising two generous doubles and a single. The master bedroom benefits from an ensuite shower room, complete with a double shower, wash hand basin and low-level WC. The main bathroom features a bath with shower over, wash hand basin, and low-level WC. Step outside into the enclosed garden, a private haven featuring mature flower beds and neat artificial grass, perfect for outdoor enjoyment without the hassle of maintenance.

For added convenience, the property includes a double garage with ample off road parking, ideally positioned at the rear and accessible via a private drive with gated access into the rear garden.

Don't miss the opportunity to own this wonderful bungalow offered for sale with no upwards chain.

