

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance Hallway

Sitting Room

16'10 x 9'05

Kitchen With Dining

23'05 x 14'03

Bedroom One/Lounge

14'09 max x 16'09 max

Study

9'06 x 6'01

Bedroom One

11 x 17'06

Bedroom Two

8'11 x 17'06

Bathroom

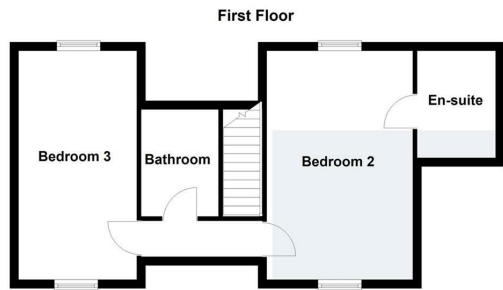
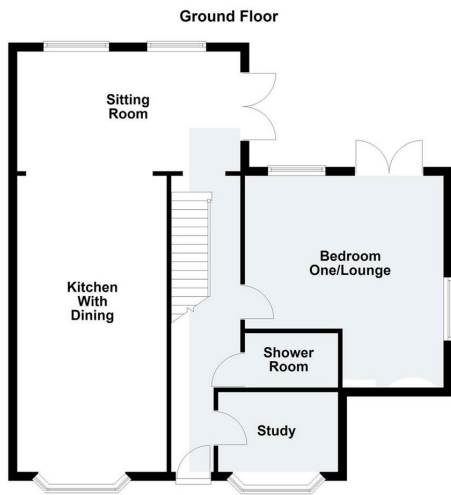
5 x 8'02

En-Suite

6'05 x 8'06

Downstairs Shower Room

7'01 x 4'05



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.

Brook View, Broughton Road, Cosby LE9 1RB

Guide Price £450,000

The Story Begins

- New Build Detached Home
- Entrance Hallway
- Bright Sitting Room
- Downstairs Bedroom/Lounge
- Open Plan Kitchen With Dining Area
- Study/Snug Room
- Two Double Bedrooms
- Two Upstairs Bathrooms & Downstairs Shower Room
- Garden On Two Levels & Off Road Parking
- Freehold EPC - TBC Council Tax Band - TBC

Location Is Everything

Cosby is a delightful village with a wealth of character and charm and has a brook running through the heart of the village. You can enjoy being part of the village by taking part in community events such as the annual Cosby duck race. Cosby is situated south of the city 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, golf course and the reputable Cosby Primary School.



Inside Story

A truly unique and beautifully designed detached residence, in the sought-after village of Cosby. Built to an impressive standard and simply one of a kind, this stunning home offers the rare opportunity for new owners to put their own stamp on it, as the builder has intentionally not fitted a kitchen, allowing buyers to choose the perfect style and finish.

The accommodation is wonderfully versatile and arranged over two floors, making it ideal for modern family living, working from home, or adapting the layout to suit your needs.

On arrival, you are welcomed into an inviting entrance hall, with a door leading to a front-facing study—ideal as a home office, but equally suitable as a ground-floor single bedroom or hobby room.

The heart of the home is the fabulous open-plan living space. There is ample room to design and install your dream kitchen, with the potential for an island, alongside generous space for a dining table and comfortable seating area. Large windows overlook the garden, while a roof lantern floods the room with natural light. French doors open out onto the patio, seamlessly connecting indoor and outdoor living.

A further ground-floor room adds even more flexibility, currently ideal as a ground-floor bedroom thanks to its French doors opening directly onto the garden, but it could just as easily be used as an additional reception room or lounge. Completing the ground floor is a stylish shower room with WC.

Upstairs are two well-proportioned bedrooms, served by two additional bathrooms, providing excellent convenience for family and guests.

Outside, the garden offers a patio area for seating and entertaining, with the remainder mainly laid to lawn, an easy-to-maintain space to enjoy and personalise.

Simply stunning throughout, with beautiful flooring running across the downstairs living areas, this exceptional home is ready to make your own. Viewing is highly recommended to fully appreciate the space, light, and versatility on offer. No Chain.

