

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



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, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.ukwho will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATIONS 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 277 2277 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

48 Croft Road, Cosby, Leicester, LE9 1SE
£1,150 Per month

OVERVIEW

- Village Location
- Three Bedrooms
- Lounge
- Kitchen
- Downstairs Bathroom
- Rear Garden
- Driveway
- Call 0116 2771777
- EPC Rating (D) Council Tax Band (B)

LOCATION LOCATION....

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.



THE INSIDE STORY

Nestled in the charming village of Cosby, Leicester, this delightful semi-detached house on Croft Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge, perfect for relaxation and entertaining guests. The kitchen is functional and inviting, providing a wonderful space for culinary creations and family gatherings.

One of the standout features of this home is the rear garden, which offers a private outdoor retreat for enjoying sunny days or hosting barbecues. Additionally, the property benefits from a driveway, ensuring that parking is never a concern.

Living in Cosby means embracing a tranquil village lifestyle while still being within easy reach of Leicester's amenities. This property is a fantastic opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

*EPC Rating (D)
Council Tax Band (B)*

