

## Room Sizes

### Entrance Hallway

### Lounge

12'9 x 10'10

### Kitchen

16'5 x 10'8

### Dining Area

8'7 x 8'1

### Bedroom One

12'9 x 10

### Bedroom Two

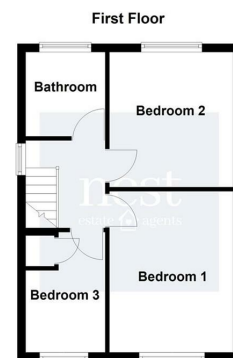
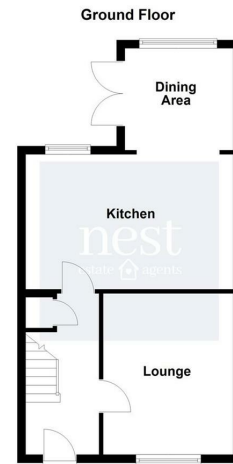
10 x 10'8

### Bedroom Three

10 x 6'3

### Bathroom

6'3 x 6'2



**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

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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.

The Banks, Cosby, Leicester LE9 1TX

Price Guide £289,950

# The Story Begins

- Stunning Semi Detached Family Home
- Cul-De-Sac Location
- Entrance Hallway
- Cosy Lounge
- Fitted Kitchen
- Dining Area
- Three Bedrooms
- Family Bathroom
- Off Road Parking
- Freehold EPC - D Council Tax Band - B

# 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

In the highly sought-after village of Cosby, this beautifully presented extended semi-detached family home occupies a delightful cul-de-sac position. The property has been thoughtfully improved throughout and must be viewed internally to be fully appreciated. Upon arrival, the property offers a driveway providing off-road parking and access via a side gate. Entering the home, you are welcomed into the hallway where a stylish tiled floor runs through much of the ground floor accommodation. A staircase rises to the first floor with a useful storage cupboard beneath. The lounge is positioned to the front of the property and benefits from a large window that allows plenty of natural light to fill the room. To the rear, the dining kitchen is beautifully appointed with modern grey gloss units, complemented by neutral work surfaces and metro-style tiling. It is equipped with a sink and drainer, plumbing for a washing machine, space for an American-style fridge freezer, and an integrated oven, hob, and extractor fan. There is ample space for a dining table and chairs, and the dining area flows seamlessly from the kitchen. The dining area features French doors opening onto the patio, creating the perfect setting for entertaining and socialising while enjoying the connection to the outdoor space. Upstairs, the first floor offers three bedrooms, including two double rooms and a single bedroom that benefits from a fitted storage cupboard. The family bathroom is fitted with a white bath with overhead shower and glass screen, wash hand basin and low-level WC. Externally, the rear garden has been thoughtfully landscaped for ease of maintenance. It features a spacious patio area ideal for outdoor dining. This home is one you do not want to miss. Price Guide £289,950- £299,950

