

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Entrance Hall

### Living Room

19'5 x 11

### Dining Kitchen

15'2 x 18'2

### Garden Room

10'6 x 18'7

### Study

6'5 x 9

### WC

### Bedroom One

10'7 x 13'10

### Bedroom Two

12'10 x 11'8

### Bedroom Three

9'8 x 8'3

### Bedroom Four

9'6 x 8'3

### Bathroom

### En-Suite

### En-Suite

### Gym

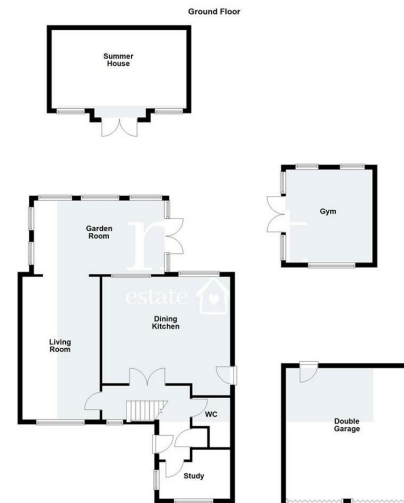
13'2 x 12'4

### Summer House

11'2 x 19'5

### Double Garage

18'7 x 17'5



**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.

Forrester Close, Cosby, Leicester LE9 1UP

£675,000

# The Story Begins

- Beautiful Executive Detached Family Home
- Cul-De-Sac Location
- Detached Double Garage & Drive
- Occupying A Generous Plot
- Hall, Downstairs WC & Living Room
- Open Plan Dining Kitchen
- Garden Room & Study
- Four Bedrooms, Two En-Suites & Bathroom
- Landscaped Garden, Gym & Summer House
- Freehold, Energy Rating - C , Council Tax Band - E

# 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

Beautifully appointed and positioned within a desirable cul-de-sac setting, this exceptional family home offers a superb blend of luxury, versatility, and contemporary living, perfectly suited to modern family life. The property is approached via a generous driveway providing ample off-road parking for multiple vehicles, alongside a detached double garage with electric doors. The attractive frontage, featuring artificial lawn and decorative stone borders, creates excellent kerb appeal. Internally, the welcoming entrance hall leads to a versatile study, currently used as a cinema room, ideal for home working or additional space. The elegant living room is centered around a charming log-burning stove and opens seamlessly into a stunning garden room, flooded with natural light from surrounding glazing and a striking roof lantern, creating the perfect space for relaxing or entertaining. At the heart of the home is a beautifully presented dining kitchen, fitted with a comprehensive range of contemporary wall and base units, contrasting work surfaces, under-unit lighting, double oven and grill, gas hob with extractor, integrated dishwasher, and space for an American-style fridge freezer. The layout comfortably accommodates family dining, whilst a practical ground floor WC adds further convenience. To the first floor, the impressive principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room with excellent storage. The second bedroom also enjoys en-suite facilities and attractive views over the rear garden, while bedrooms three and four are both generously sized doubles. A contemporary family bathroom with fitted storage completes the accommodation. Externally, the landscaped rear garden is undoubtedly a standout feature, arranged over multiple levels. A superb summer house positioned at the top of the garden benefits from a projector and electric screen, creating the perfect setting for cinema evenings, while a gym on the lower level.

