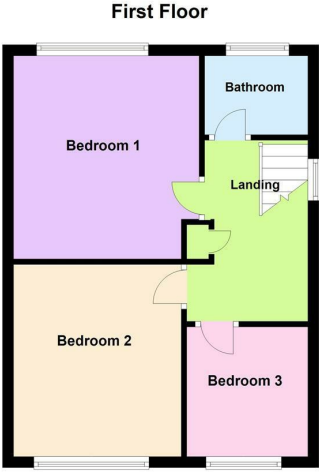
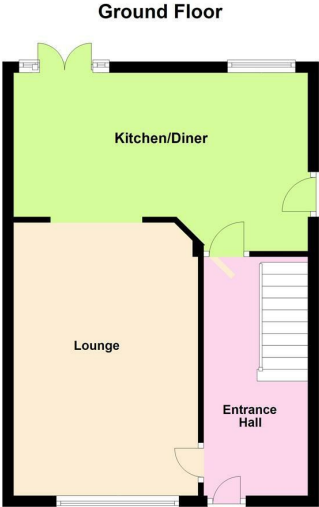


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**
16'4 x 11' (4.98m x 3.35m)
- Dining Kitchen**
10'8 x 17'4 (3.25m x 5.28m)
- Landing**
- Bedroom One**
11'1 x 12'2 (3.38m x 3.71m)
- Bedroom Two**
11'6 x 10' (3.51m x 3.05m)
- Bedroom Three**
7'10 x 7'1 (2.39m x 2.16m)
- Bathroom**



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

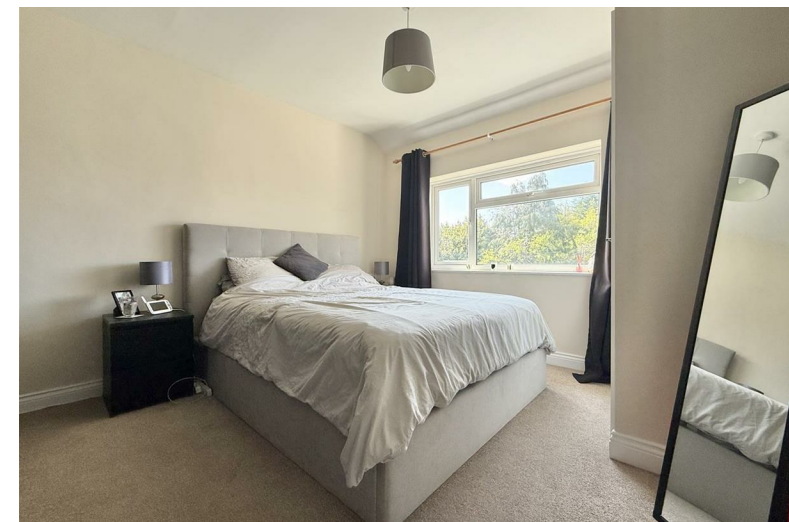
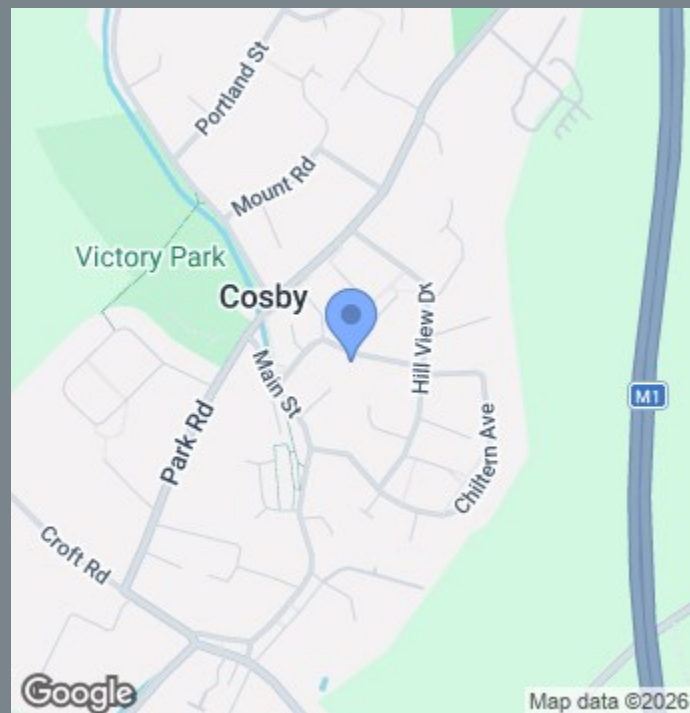
19 Ashtree Road, Cosby, LE9 1UA
Offers Over £260,000

OVERVIEW

- Beautiful Family Home - NO CHAIN
- Fabulous Village Location
- Hallway & Lounge
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Detached Garage
- Lovely Rear Garden
- Viewing Is Essential
- EER - C, Freehold, Tax - B

LOCATION LOCATION....

Set within the charming village of Cosby, Ashtree Road enjoys a peaceful setting with a strong and vibrant community spirit. The village offers a range of local amenities including shops, cafés, a convenience store and traditional pubs, with further shopping and leisure facilities available in nearby Narborough, Blaby and at Fosse Park. Cosby is well known for its community events, including the popular yarn bombing displays and annual duck race, which bring residents together and highlight the village's friendly atmosphere. Families are well served by Cosby Primary School, along with secondary schooling options in the surrounding areas. Residents also benefit from nearby parks, green spaces and countryside walks, ideal for outdoor activities. Ashtree Road is well positioned for travel, with convenient access to the M1 & M69, as well as nearby rail links from Narborough, making it an excellent choice for commuters seeking village life with strong connectivity.



THE INSIDE STORY

Situated in the fabulous and highly sought-after village of Cosby, this lovely family home offers well-balanced accommodation, perfect for modern living in a charming setting. Upon entering, you are welcomed into an inviting entrance hallway, complete with a useful storage cupboard—ideal for keeping everyday essentials neatly tucked away. The lounge is a bright and comfortable space, featuring a window to the front aspect that allows natural light to flow in, along with a stylish wall-mounted fire creating a cosy focal point—perfect for relaxing or entertaining. An archway leads through to the dining kitchen, creating a sociable and open feel. The kitchen is fitted with a range of wall and base units, complemented by wood-effect work tops, along with an eye-level double oven for added convenience. A stable door to the side provides easy access outdoors, adding a practical touch for day-to-day living. The dining area offers ample space for a table and chairs, with patio doors opening into the garden, making it an ideal space for family meals, hosting guests, or enjoying the connection between indoor and outdoor living. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexibility for family life, guest accommodation, or working from home. The family bathroom serves the bedrooms and provides a comfortable and functional space. Externally, the property continues to impress. A driveway provides off-road parking and leads to a detached garage, offering additional storage or secure parking. The front garden adds to the home's kerb appeal, while the rear garden is a real highlight—sun-filled and thoughtfully arranged, featuring a patio area for outdoor dining and a lawn perfect for relaxing or enjoying time with family. A wonderful home in a desirable village location—early viewing is highly recommended.