

Room Sizes

Porch

Hallway

Snug

11 x 13'11

Kitchen

6'08 x 11'08

Living/Dining Area

WC

3'02 x 5'05

Bedroom One

14 x 10'01

Bedroom Two

10'01 x 11'03

Bedroom Three

7'03 x 15'07

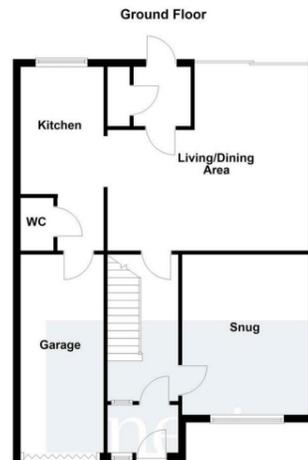
Bedroom Four

5'06 x 10'05

Bathroom

7'02 x 7'11

Garage



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?

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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.

Tudor Drive, Cosby, Leicester LE9 1TU

£389,950

The Story Begins

- Beautiful Extended Detached Home
- Entrance Porch & Hallway
- Cosy Snug/living Room
- Family Living At It Finest With An Open Living/Dining Area
- Fitted Kitchen
- Downstairs WC
- Four Bedrooms & Family Bathroom
- Garage
- Enclosed Garden & 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

This splendid, extended detached family home offers a wonderful blend of space and comfort, having the countryside on your doorstep. Versatile family living space and with four bedrooms, it is perfectly suited to families seeking a new home.

On entering through a porch, you are greeted by an entrance hall with plenty of room for coats and shoes. A cosy snug provides flexible space, ideal as a playroom, home office, or quiet living room retreat. The heart of the home is the open-plan living and dining area, which enjoys views over the beautifully maintained garden. Space for a sofa, dining table, this space will be the hub of most days chatting about your days. Patio doors from the dining area open directly onto the outside, creating an easy flow for indoor-outdoor living.

The well-equipped kitchen offers ample wall and base units, a sink with drainer, and a built-in oven with hob and extractor, an excellent space for day-to-day family life and entertaining. For added convenience, there is a downstairs WC, and the garage provides generous storage along with a door giving direct access from the house.

Upstairs, there are four bedrooms and a family bathroom. The bathroom is well appointed, featuring a bath with a shower over, a wash-hand basin, and a low-level WC.

Outside, the garden is predominantly laid to lawn, providing a fantastic space for children to play or for hosting summer barbecues with friends and family.

Set against a picturesque countryside backdrop, this appealing home offers an excellent opportunity to settle in a peaceful yet well-connected community. Early viewing is recommended.

