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nest
ESTATE AGENTS

Room Sizes

Porch

Living Room
19'5 x 10'4

Dining Kitchen
19'6 x 8'1

Downstairs WC
5'1 x 2'6

First Floor Landing

Bedroom One
10'2 x 8'8

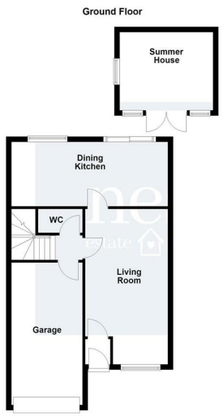
En-Suite
5'1 x 4'8

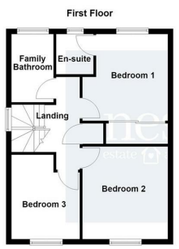
Bedroom Two
11'7 x 10'7

Bedroom Three
9'7 x 8'6

Family Bathroom
5'5 x 8'4

Garage
17'9 x 8'6





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.

Stevenson Gardens, Cosby, Leicester LE9 1SN

Offers In Excess Of £320,000

The Story Begins

- Fabulous Detached Family Home
- Cul-De-Sac Location
- Entrance Hallway & Downstairs WC
- Living Room & Dining Kitchen
- Family Bathroom & En-Suite Shower Room
- Three Double Bedrooms
- Beautiful Enclosed Garden With Summer House
- Driveway & Garage With Electric Roller Door
- Freehold
- Energy Rating D & Council Tax Band D

Location Is Everything

Cosby is a charming Leicestershire village, full of character and community spirit, with a picturesque brook running through its heart. Residents enjoy a vibrant village atmosphere, with popular annual events including the Cosby Duck Race and the colourful Yarn Bomb, making it a wonderful place to call home.

Situated to the south of Leicester, Cosby offers excellent access to the city centre and the motorway network, making it ideal for commuters. The village boasts an excellent range of amenities, including local shops for everyday essentials, an award-winning fish and chip shop, restaurants, traditional public houses, pharmacy and an 18-hole golf course. Families are well served by the highly regarded Cosby Primary School, with a choice of well-respected secondary schools within easy reach.

Inside Story

This immaculately presented detached family home is situated in the sought-after village of Cosby, offering generous accommodation, a delightful rear garden and everything needed for modern family living. Beautifully maintained by the current owners, the property is ready to move straight into and is sure to appeal to a wide range of buyers.

Entering through the practical porch, you are welcomed into a bright and inviting living room, beautifully finished with wood-effect flooring, creating a warm and comfortable space to relax. To the rear of the property, the dining kitchen spans the width of the home, making it the perfect place for family meals and entertaining. Fitted with a range of white wall and base units, built-in oven, hob and extractor fan, there is also ample space for additional appliances. Sliding patio doors open onto the garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor living spaces.

Leading through the inner hallway, there is a convenient downstairs WC, access to the first floor and a courtesy door into the garage, adding to the practicality of the home.

Upstairs, the property offers three generous bedrooms, all of which can comfortably accommodate a double bed. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property continues to impress. To the front, a driveway provides off-road parking and leads to the garage, which is fitted with an electric roller door. The delightful rear garden has been lovingly maintained and enjoys mature plants and shrubs, two patio seating areas ideal for outdoor dining, a shaped lawn and a timber summer house complete with power and lighting. Whether you're entertaining friends, enjoying family time or simply relaxing with a morning coffee, this private garden provides a wonderful setting throughout the seasons.