

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge
17'5 x 14'4 (5.31m x 4.37m)

Dining Room
9'4 x 9' (2.84m x 2.74m)

Breakfast Kitchen
24'10 x 8'5 (7.57m x 2.57m)

Utility Area

Conservatory
16'8 x 12'2 (5.08m x 3.71m)

Landing

Bedroom One
11'11 x 10'2 (3.63m x 3.10m)

Bedroom Two
11'2 x 9'11 (3.40m x 3.02m)

En Suite Bathroom
6'8 x 5'9 (2.03m x 1.75m)

Bedroom Three
13'6 x 6'5 (4.11m x 1.96m)

Bedroom Four
8'2 x 7'3 (2.49m x 2.21m)

Shower Room



OVERVIEW

- Four Bedroom Semi Detached Family Home
- Light and Airy Lounge
- Dining Room
- Stylish Fitted Kitchen
- Conservatory Offering Views Of The Garden
- Utility Room
- Family Bathroom and Ensuite to Bedroom Two
- Garage and Driveway Providing Off Road Parking
- Freehold, EER Rating C, Council Tax Band C
- Must Be Viewed

LOCATION LOCATION....

Hill View Drive enjoys a delightful position within the picturesque village of Cosby, one of south Leicestershire's most desirable places to call home. Renowned for its attractive surroundings, welcoming community and strong village spirit, Cosby offers a wonderful lifestyle for families and professionals alike. The village centre is home to a selection of independent shops, cafés, traditional pubs and everyday amenities, while nearby Narborough, Blaby and Fosse Park provide an even greater choice of shopping, dining and leisure facilities. Families are particularly well served by the highly regarded Cosby Primary School, together with nearby secondary schooling, and benefit from a wide range of local clubs and community events, including the much-loved Cosby Yarn Bomb and annual Duck Race. Surrounded by beautiful open countryside, residents can enjoy scenic walks, bridleways and green spaces right on the doorstep, making it perfect for those who love the outdoors. Despite its peaceful village setting, Cosby offers excellent transport links, with easy access to Leicester city centre, the M1, M69 and surrounding road networks. Combining village charm, a thriving community and beautiful countryside, Hill View Drive enjoys a superb location in this ever-popular Leicestershire village.



THE INSIDE STORY

This beautifully presented and thoughtfully extended four bedroom semi-detached family home is ideally located in the highly sought-after village of Cosby. Offering generous living accommodation throughout, this wonderful home is perfectly suited to modern family life.

Enter through the front door into the entrance porch then into the lounge, a room filled with natural light from the front-facing window, offering the perfect setting to relax and unwind with family.

The dining room provides ample space for family meals and entertaining, with UPVC double doors opening into the conservatory, creating an additional reception space overlooking the garden

The contemporary kitchen has been thoughtfully designed with a stylish range of wall and base units, complemented by wooden work surfaces, an inset sink and drainer, and a breakfast bar. Integrated appliances include an oven with microwave, induction hob, dishwasher, and fridge freezer. The adjoining utility area offers additional storage with plumbing for both a washing machine and tumble dryer. with an internal door leading into the garage.

Upstairs are three double bedrooms and one single bedroom with bedroom two having an ensuite.

Completing the accommodation is the family shower room having a walk in shower cubicle, wash hand basin and low level WC.

Outside, the mature rear garden provides a private and peaceful space, mainly laid to lawn with established shrubs and planting. A paved patio area, creates the perfect spot for outdoor dining and entertaining during the warmer months. To the front is a garage and driveway providing off road parking for several cars.

Early viewing is highly recommended to fully appreciate the space, presentation and superb location this fantastic family home has to offer.

