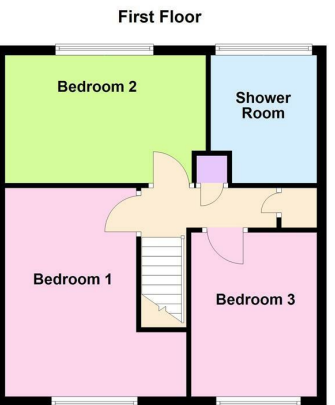
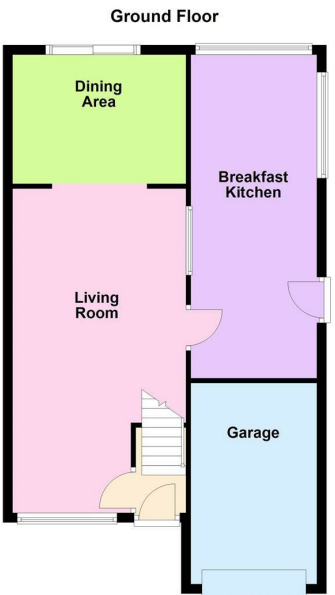


FLOOR PLAN

- DIMENSIONS**
- Entrance Hallway**
- Living Room**
22'05 x 11'11 (6.83m x 3.63m)
- Dining Area**
8'11 x 11'02 (2.72m x 3.40m)
- Breakfast Kitchen**
22'03 x 8'01 (6.78m x 2.46m)
- Landing**
- Bedroom One**
14'06 x 9' (4.42m x 2.74m)
- Bedroom Two**
7'08 x 13'09 (2.34m x 4.19m)
- Bedroom Three**
11'07 x 8'06 (3.53m x 2.59m)
- Shower Room**
7'08 x 6'05 (2.34m x 1.96m)



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.

11 Brierfield Road, Cosby, LE9 1TW
Offers In Excess Of £325,000

OVERVIEW

- Stunning Extended Family Home
- Village Location With Open Views
- Hallway, Lounge & Dining Area
- Newly Fitted Breakfast Kitchen
- Three Double Bedrooms
- Modern Shower Room
- Driveway & Garage
- Sun Filled Rear Garden
- Viewing Is Highly Recommended
- EER - tbc, Freehold, Tax - B

LOCATION LOCATION....

Brierfield Road is situated within the charming village of Cosby, a highly regarded semi-rural location known for its strong sense of community and village atmosphere. The area offers a range of local amenities including shops, cafés, pubs and everyday services, with further retail and leisure facilities available in nearby Narborough, Blaby and at Fosse Park. Cosby is particularly well known for its welcoming community spirit, with popular local events such as the annual duck race and colourful yarn bombing displays bringing residents together throughout the year. Families are well catered for with Cosby Primary School nearby, along with secondary schooling options in surrounding areas. Residents also enjoy access to nearby parks, open countryside and scenic walking routes, ideal for outdoor recreation. Brierfield Road is well positioned for travel, with convenient access to the M1, M69 and Fosse Way, as well as nearby rail links from Narborough, making it an excellent choice for commuters seeking village living with strong connectivity.



THE INSIDE STORY

Situated in a fabulous village setting with attractive open views to the front, this stunning extended family home offers beautifully presented accommodation throughout, perfectly blending style, comfort & practicality for modern living. Upon entering, you are welcomed into a bright entrance hallway that leads through to a spacious living room, tastefully finished to create a warm & inviting atmosphere. A charming feature fireplace creates a cosy focal point, while the generous layout provides the perfect space for relaxing or entertaining. Opening through to the dining area, the space flows effortlessly for modern family life, with patio doors leading directly into the garden and allowing natural light to flood through. The newly fitted breakfast kitchen is a real highlight of the home, thoughtfully designed with stylish shaker-style cabinetry complemented by contrasting work surfaces. Featuring an eye-level oven, integrated microwave & breakfast bar for casual dining, it offers both practicality & a contemporary finish. Whether cooking for family, entertaining guests, or enjoying a morning coffee, this space works perfectly as the heart of the home. Upstairs, the landing leads to three generously sized double bedrooms, all offering flexible accommodation for family living, guest rooms, or workspace if required. The shower room has been beautifully updated and features a spacious walk-in double shower, creating a sleek & modern space to unwind. Externally, the property continues to impress. A driveway provides off-road parking and leads to a garage offering additional storage or secure parking. The sun-filled landscaped rear garden has been thoughtfully designed to provide a wonderful outdoor retreat, featuring a patio area ideal for entertaining, a well-maintained lawn, mature shrubs adding colour & privacy, and a raised decked area perfect for relaxing and enjoying the surroundings. An early viewing is highly recommended.

