

## Room Sizes

### Entrance Hall

### Living Room

12'01 x 24'08

### Breakfast Kitchen & Dining Room

25'06 max x 16'10 max

### Conservatory

25'07 x 16

### Utility

16'09 x 8'06

### WC

### Bedroom One

13'07 x 18'11

### Bedroom Two

12'01 x 13'06

### Bedroom Three

10'08 x 13'07

### Bedroom Four

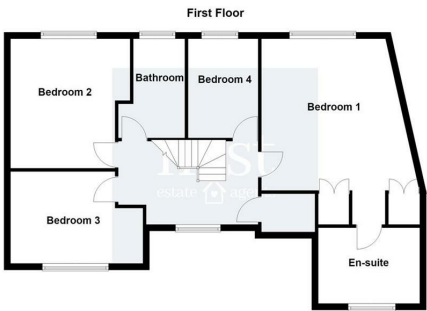
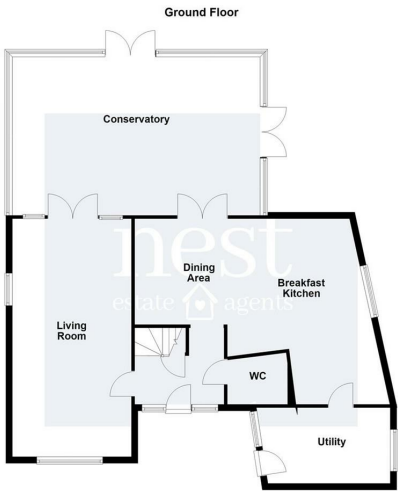
7'01 x 10'07

### Bathroom

5'11 x 10'06

### En-Suite

8'08 x 10'11



**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

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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.

Wavertree Close, Cosby, Leicester LE9 1TN

Offers Over £550,000

# The Story Begins

- Beautiful Detached Home, Tucked Away In A Cul-De-Sac Location
- Spacious Living Room Featuring An Attractive Log Burner
- Open-Plan Breakfast Kitchen With Integrated Appliances, Central Island And Dining Space
- Light-Filled Conservatory Offering Versatile Additional Living Space
- Utility Room, Downstairs WC And Useful Understairs Storage
- Master Bedroom With Built-In Wardrobes And Modern En-Suite
- Three Further Bedrooms & Family Bathroom With Separate Shower And Bath
- Multi-Level Rear Garden With Lawn And Patio Areas
- Off-Road Parking To The Front
- Freehold Energy Rating - C Council Tax Band - E Blaby district council

# 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

Positioned in a wonderful spot, tucked away in a cul-de-sac location in the sought-after village of Cosby, this beautiful detached family home offers spacious and versatile accommodation throughout, making it an ideal choice for families looking for their next home.

Upon entering, the welcoming entrance hallway sets the tone for the rest of the property, providing access to the ground floor accommodation and staircase to the first floor. The spacious living room offers plenty of room for relaxing and features an attractive wood-burning stove, creating a warm and inviting atmosphere.

The impressive open-plan breakfast kitchen is fitted with a range of wall and base units, providing ample storage, alongside a selection of integrated appliances including two ovens, a dishwasher, an induction hob and extractor hood. There is space for an American-style fridge freezer, while the central island with breakfast stools creates the perfect setting for casual dining and entertaining. Additional space is available for a dining table, making this a fantastic space of the home.

Accessible from both the living room and kitchen, the spacious conservatory is flooded with natural light and offers a versatile additional reception space. Further ground floor accommodation includes a useful utility room with plumbing for a washing machine and additional storage, a convenient downstairs WC and understairs storage.

To the first floor, the master bedroom benefits from built-in wardrobes and plenty of additional storage space, alongside a modern en-suite shower room fitted with a walk-in shower, WC and wash basin. Three further bedrooms are served by the family bathroom, which comprises a separate bath, shower, WC and wash basin.

Outside, the rear garden is arranged over separate levels and features a lawn alongside patio areas, providing an ideal space for outdoor furniture, entertaining and enjoying the warmer months. To the front, the property benefits from off-road parking.

